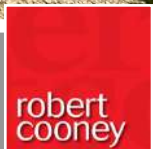


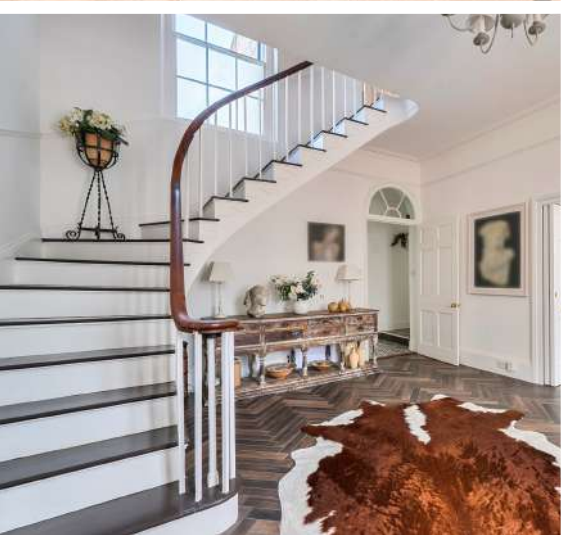


37 South Road Taunton TA1 3DU





One of the finest examples of a fully renovated Grade II Listed Georgian townhouse retaining original period features including cornicing, fanlight front door and cantilever staircase, now sympathetically juxtaposed with contemporary styling and fully modernised utilities throughout resulting in a superb family home situated just to the South of the centre of town and within easy walking distance.





## Features

- Entrance Hall with original fanlight front door and cantilever staircase
- Drawing Room with woodburner, ceiling corning, original mirror and working shutters
- Living Room with original 1860 marble fireplace and working shutters
- Snug with Heta multi fuel stove, original flagstones and door to garden
- Open plan split level fitted Kitchen / Dining Room with rooflight, Falcon Range cooker, Aga fridge/freezer, double Belfast sink, central island, sliding doors to garden and underfloor heating in dining area
- Utility Room
- Cloakroom
- Rear Hall with door to Cellar and second staircase
- Master Bedroom
- 3 further double Bedrooms, Bedroom 2 with fitted wardrobes
- Bathroom with roll top bath and separate shower
- Shower Room
- Established enclosed walled garden with Wood Store and Shed
- Garage and ample driveway parking
- Gas central heating
- Extension has been awarded The William Stansell Somerset Historic Buildings Award 2025
- Council tax band F
- What3words: //critic.goal.thank







South Road is within a few minutes' walk of the centre of Taunton, the County Town of Somerset. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Bishops Fox's School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



# 37 South Road, Taunton, TA1 3DU

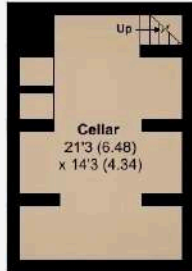
Approximate Area = 3720 sq ft / 345.5 sq m

Garage = 161 sq ft / 15 sq m

Outbuilding(s) = 192 sq ft / 17.8 sq m

Total = 4073 sq ft / 378.3 sq m

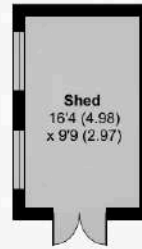
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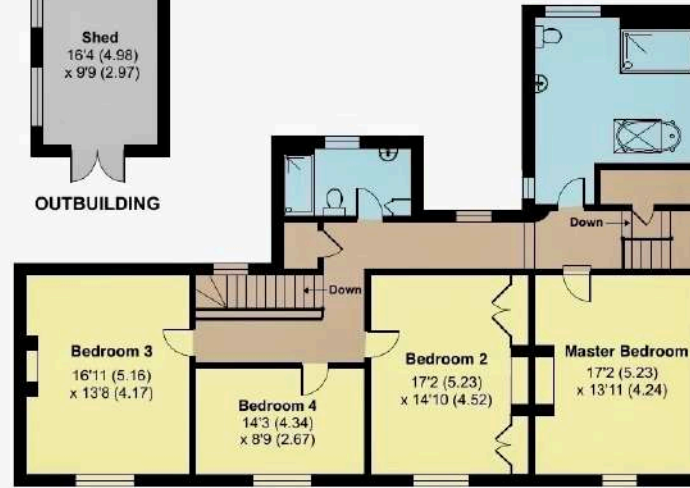
LOWER GROUND FLOOR



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

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Somerset TA1 4AW

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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Robert Cooney. REF: 1184151

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