

FOR SALE

Guide Price £735,000

The Avenue, Taunton

TRG Lawrence & Son

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This is a rare opportunity to acquire a magnificent five-bedroom family residence, beautifully arranged over three storeys. Situated in one of Taunton's most desirable and sought-after locations, the property enjoys idyllic, uninterrupted views over the local green, perfectly blending urban convenience with a peaceful, leafy setting.

Available with no onward chain, this beautifully presented home offers expansive, flexible living zones ideal for modern family life while retaining its grand character.

Prime Location: Highly coveted address directly overlooking the picturesque local green.

No Onward Chain: Ready for a smooth, swift purchase and hassle-free move.

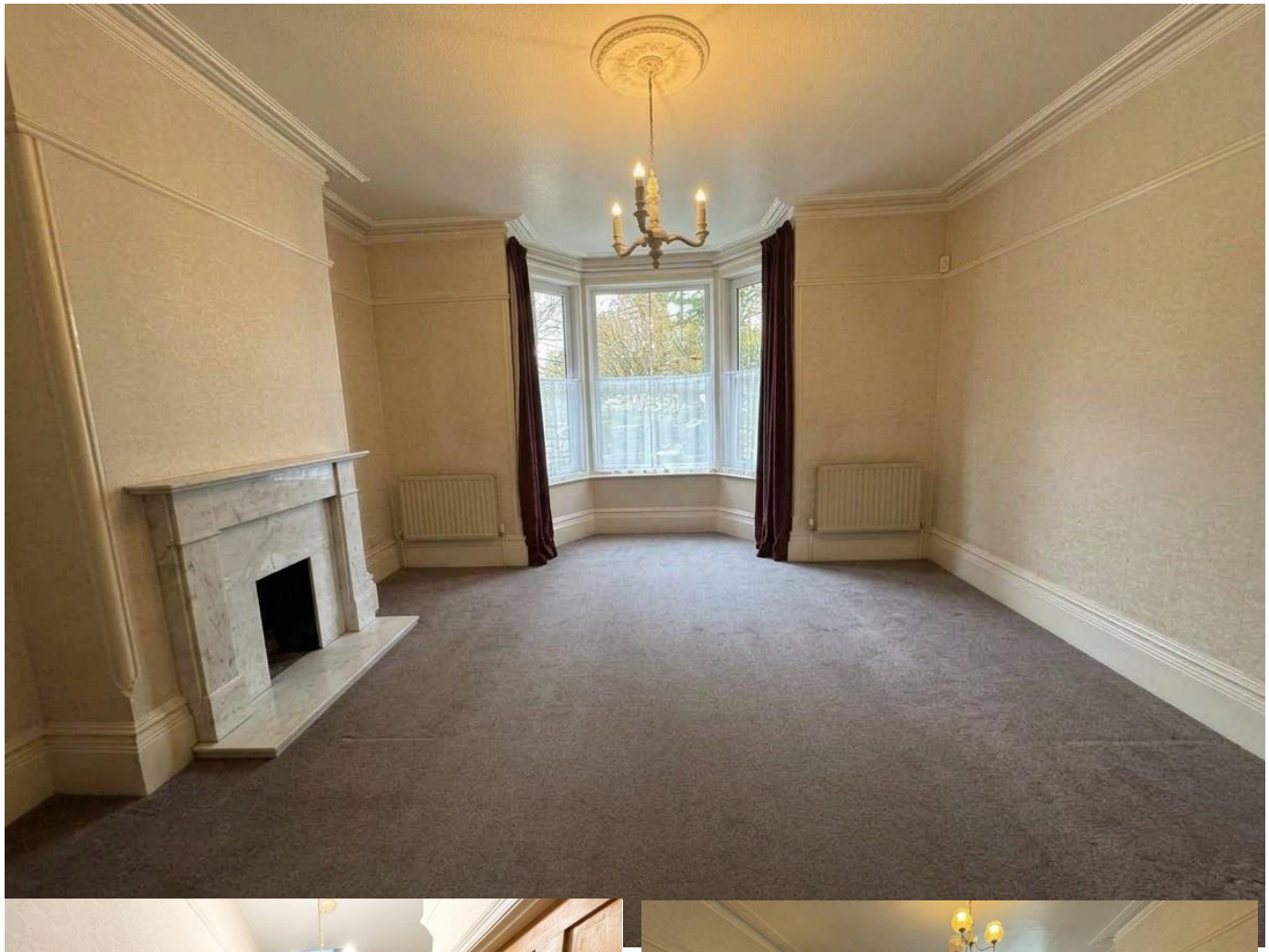
Five bedrooms: Substantial sleeping accommodation spread across the upper floors.

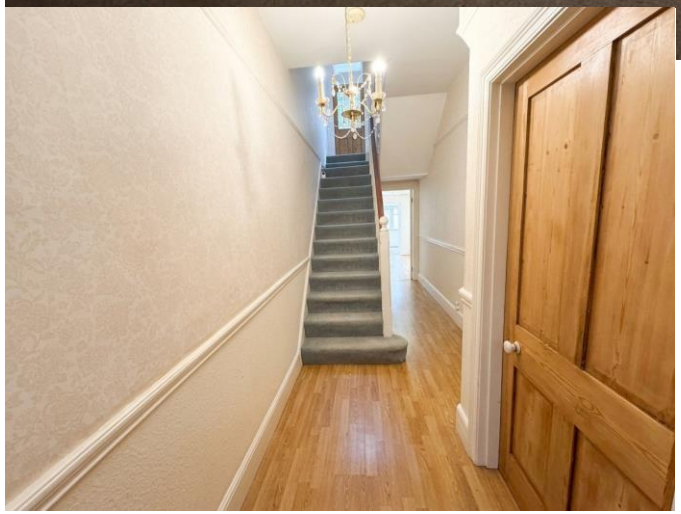
Principal Suite: Includes a dedicated private dressing room and a modern en-suite.

Four Reception Rooms: Exceptional ground-floor versatility with separate sitting, dining, breakfast, and garden rooms.

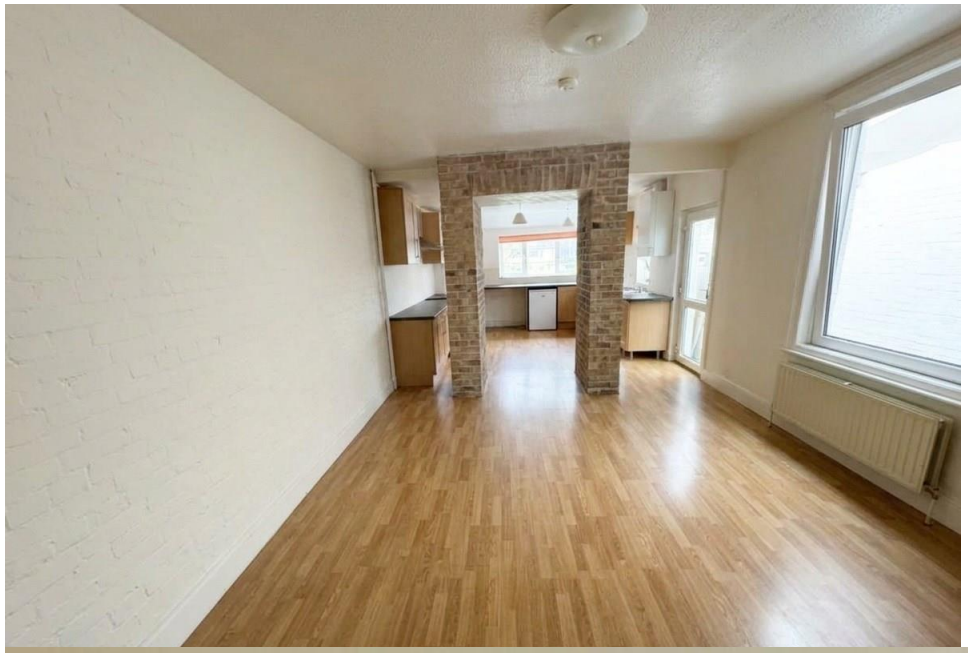
Large Garden: Generously proportioned outdoor oasis featuring a versatile workshop.

Modern Comforts: Fully equipped with double glazing and efficient gas central heating. The ground floor is designed for both grand entertaining and comfortable day-to-day living. A welcoming hallway guides you into a light-filled sitting room and a formal dining room, both boasting excellent proportions. To the rear, the functional kitchen connects seamlessly to a bright breakfast room, which flows effortlessly into a tranquil garden room—offering delightful views and direct access to the private grounds.













Arranged over the upper two storeys are five impressive bedrooms. The standout principal bedroom serves as a luxury retreat, complete with its own private dressing room and en-suite shower room. The remaining bedrooms are well-served by a spacious, beautifully appointed family bathroom, providing ample space for children, guests, or a home office. The property boasts an exceptionally large, enclosed rear garden, a rare find for such a central location. This expansive outdoor space provides a safe haven for children to play and a perfect backdrop for alfresco dining. Tucked away in the garden is a substantial workshop, offering excellent storage or the potential to convert into a home studio.

Accommodation
Front door opening to:-

Entrance Hall
Front door opening to:-

Entrance Lobby
With a quarry tiled floor and further door to:-

Entrance Hall
With a laminate floor, stairs to the first floor accommodation with under stairs storage cupboards, doors to:-

Sitting Room
c.16'7 into bay x 16'4 (5.05m x 4.95m)
With a double glazed bay window to the front aspect, 2 radiators, decorative fire surround, picture rail, coving to the ceiling, ceiling rose and ceiling light.













Dining Room
c.14’ x 11’2 (4.26 x 3.40m)
With double glazed patio doors obtaining borrowed light from the garden room, radiator, picture rail, coving to the ceiling, 3 wall lights and a ceiling light.

Breakfast Room
c.13’7 x 12’5 (4.14m x 3.78m)
With a double glazed window and door obtaining borrowed light from the garden room, laminate floor, radiator, ceiling light, open plan through to:-

Kitchen
c.15’2 x 12’3 (4.62m x 3.73m)
With 2 double glazed windows to the side aspect, and a double glazed window to the rear aspect, laminate floor, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a double bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for both washing machine and dishwasher, space and point for a gas cooker with extractor cooker hood over, wall mounted gas boiler for the hot water and central heating, 5 ceiling lights.

Garden Room
c.18’11 x 7’7 (5.76m x 2.31m)
With double glazed windows and doors to the rear garden, exposed wooden floor.

First Floor Landing
With 2 Velux windows, radiator, and stairs to the second floor accommodation and doors to:-







Bedroom 1
c.21’ x 16’9 into bay >12’11 (6.40m x 5.10m > 3.93m)
With a double glazed window to the front elevation enjoying views over the green, radiator, ceiling light, door to :-

Dressing Room
c.14’3 x 5’7 (4.34m x 1.70m)
With a ceiling light and door to:-

En-Suite Bathroom
With a double glazed window to the rear elevation, a suite comprising a bath, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, ceiling light.

Bedroom 2
c.14’11 x 9’1 (4.54m x 2.76m)
With a double glazed window to the side elevation, radiator, ceiling light.

Family Bathroom
With 2 double glazed windows to the rear elevation, a suite comprising of a bath, fully tiled shower cubicle, close coupled WC, pedestal wash hand basin, heated towel rail, 2 ceiling lights.

Second Floor Landing
With a double glazed window to the rear elevation, ceiling light, access to the loft space, doors to:-

Bedroom 3
c.14’2 x 13’8 (4.31m x 4.16m)
With a double glazed window to the rear elevation, radiator, built-in wardrobe and display shelving, ceiling light.

Bedroom 4
c.12’11 x 12’11 (3.93m x 3.93m)
With a double glazed window to the front elevation enjoying views over the green, a Victorian feature fireplace, radiator, ceiling light.

Bedroom 5
c.9’10 x 7’10 (2.99m x 2.38m)
With a double glazed windows to the front elevation, radiator, ceiling light.

Outside
The rear garden is fully enclosed and offers a concrete patio area, with a generously proportioned lawn, pathway to the side giving access to a workshop at the foot of the garden, there are numerous flowerbeds housing a variety of mature trees, shrubs and flowers, including an apple tree and rear tree.

Council Tax Band: - E

Construction: - Brick under a tiled/slate roof with double glazing.

Utilities: - Mains electric, gas, water and drainage.

Primary School Catchment: - North Town Primary School.

Secondary School Catchment: - Taunton Academy.
Flood Risk: - Surface very low, river and sea very low.

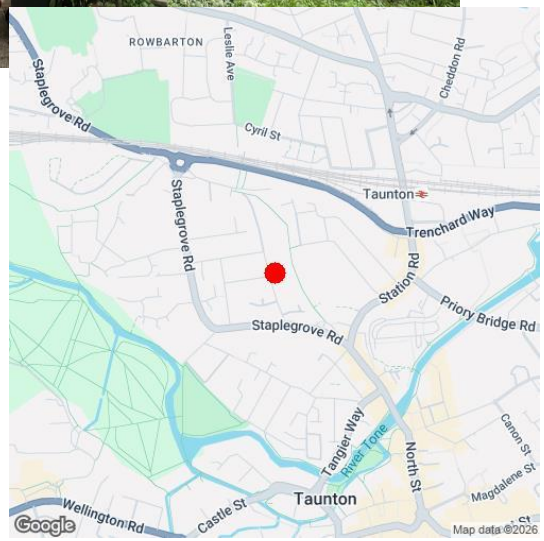
Note :- Some photos have been tidied up using AI

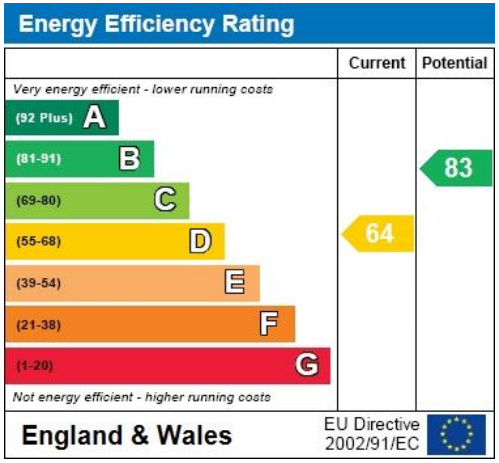












Directions

From TRG Lawrence & Son proceed up Staplegrove Road and The Avenue will be found on your right hand side.

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Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Awaiting floorplan

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am – 4.00pm
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www.trglawrenceandson.co.uk

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