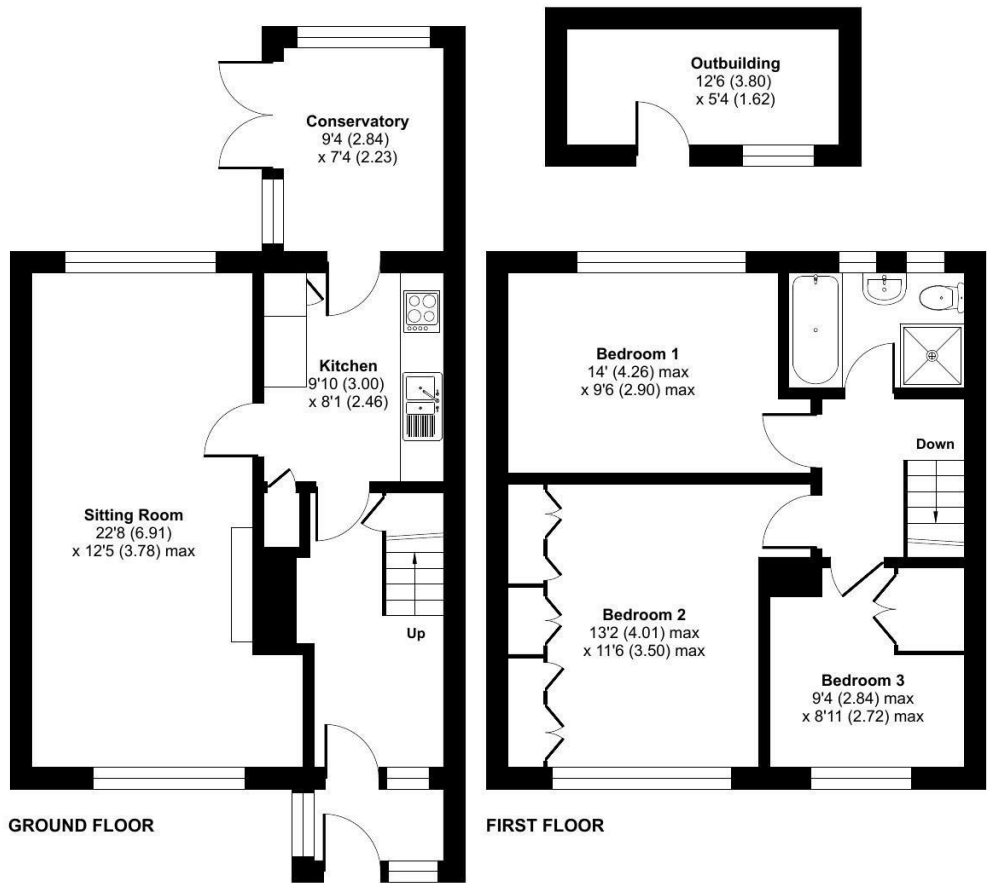


Floor Plan

Lyngford Road, Taunton, TA2

Approximate Area = 1001 sq ft / 92.9 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1510349

WM&T

Description

- Mid Terraced Home
- Three Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Conservatory Extension
- Off-Road Parking
- Close To Local Amenities
- Enclosed Rear Garden
- No Onward Chain

A three-bedroom, 1960s-style mid-terraced home, conveniently positioned on the northern side of Taunton and within easy reach of local amenities. Having been loved by the current owner for over 25 years, the property benefits from off-road parking, gas central heating, uPVC double glazing and no onward chain.



The accommodation begins with an entrance porch opening into a spacious entrance hall, with stairs rising to the first floor. Leading through is the kitchen, fitted with a range of matching wall and base units, tiled surrounds, a built-in electric oven with gas hob and extractor hood above, together with space for a freestanding fridge/freezer and washing machine. From here, the property opens into an added conservatory, creating a pleasant additional reception space ideal for dining, seating or simply relaxing while overlooking the garden. French doors provide direct access outside. Also accessed from the kitchen is the open-plan living and dining room, offering plenty of space for both everyday living and entertaining. The living area features a gas fireplace with a wooden mantel surround, creating a natural focal point to the room.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes providing plenty of useful storage, while the second is another good-sized double bedroom. The third bedroom is a comfortable single and provides access to a large airing cupboard housing the combination boiler. Completing the first floor is the family bathroom, fitted with a bath, separate shower cubicle, WC and wash hand basin.

Outside, the enclosed rear garden offers a combination of lawn,

planted beds and a patio area providing an ideal spot for outdoor seating. A large brick-built shed/store provides excellent additional storage for gardening equipment, outdoor furniture etc. There is also useful side access via an alleyway leading to the front of the property. To the front is off-road parking for one vehicle, alongside an additional gravelled area offering potential to create further parking, subject to the necessary works and consents.

A particularly pleasant feature of the position is the green space and mature trees opposite the property, with a pathway leading towards Lyngford Park. A range of everyday amenities can be found nearby, including local shops, a bakery and pharmacy.

With three bedrooms, generous living accommodation, off-road parking and an enclosed rear garden, the property offers plenty of potential for its next owner to make it their own. Conveniently positioned and offered with no onward chain, it could suit a range of purchasers, from first-time buyers and young families to those looking to downsize.

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