



21 Northfield Avenue,
Taunton, Somerset, TA1 1XF
£300,000 Freehold

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Wilkie May
& Tuckwood

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: [///dined.lease.dining](#)

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Low, Surface Water - Very Low.

Agents Note: Sales particulars correct as of October 2026

GENERAL REMARKS AND STIPULATIONS:

IMPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that (1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract (2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. (3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. (4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

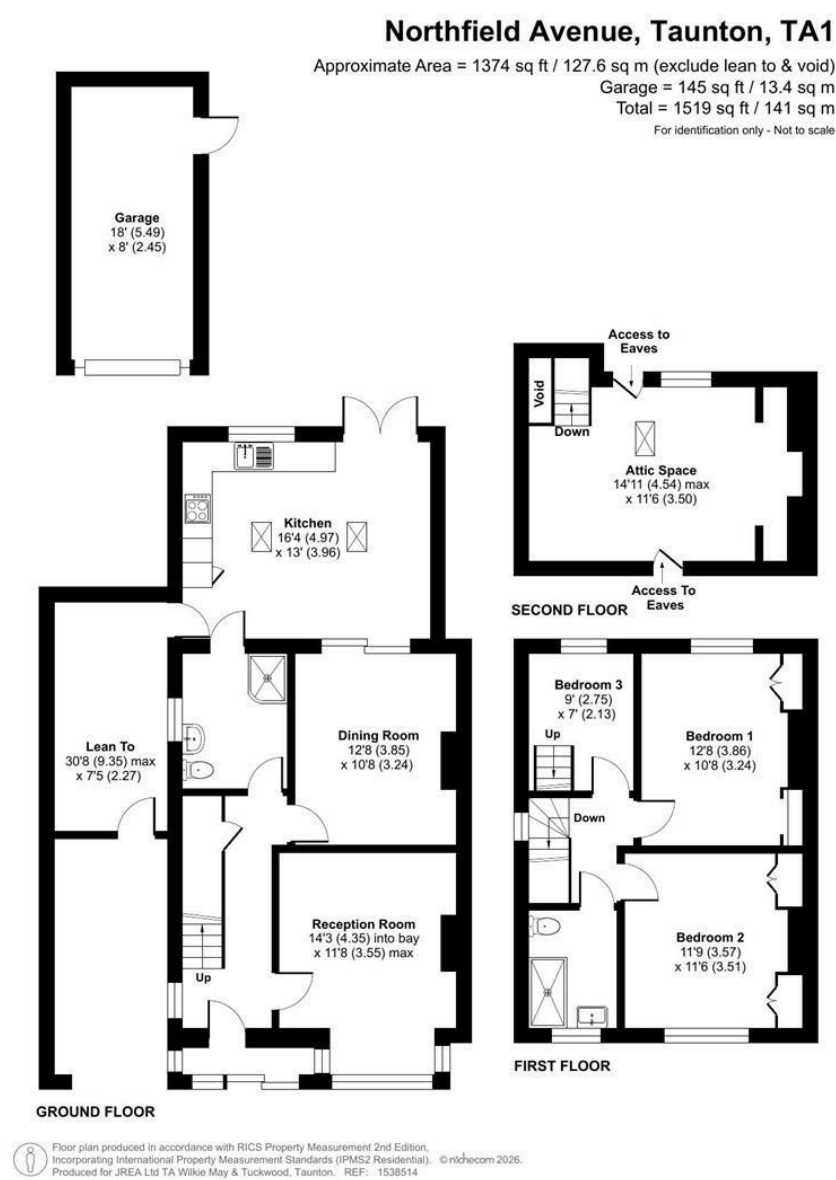
Tel: 01823 332121

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rightmove

The Property Ombudsman

Floor Plan



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Description

- Extended Semi-Detached House
- Three Bedrooms
- Next To French Weir Park
- Close To Town Centre & Railway Station
- Mains Gas Central Heating
- uPVC Double Glazed
- Good Size Rear Garden
- Off Road Parking & Single Garage
- No Onward Chain

Situated next to French Weir Park and within easy reach of Taunton town centre and railway station, this extended three bedroom, semi detached family home offers spacious accommodation throughout, a good sized rear garden, off road parking and a single garage. Further benefits include mains gas fired central heating, uPVC double glazing and no onward chain.



The accommodation is arranged over two floors and comprises in brief; an entrance porch providing a handy space for boots, coats and outdoor clothing. The front door opens into an entrance hallway with stairs rising to the first floor, two useful understairs storage cupboards and doors leading to the living room, dining room and utility/shower room. The living room is situated at the front of the property and features a large bay window overlooking French Weir Park. The separate dining room is accessed from the hallway and has doors leading through to the kitchen/breakfast room. The light and airy kitchen/breakfast room extension is a particular feature of the property, with Velux roof windows and French doors opening onto the rear garden. The kitchen is fitted with a range of matching base and wall mounted storage cupboards, roll edge work surfaces, a stainless steel sink, space and plumbing for a dishwasher, an integrated electric oven and electric hob with extractor fan above. A

further door provides access to the side of the property. The ground floor accommodation is completed by a utility/shower room, formerly the original kitchen, which comprises a WC, wash hand basin, shower cubicle and space and plumbing for a washing machine. On the first floor, there are three bedrooms, with the main bedroom benefiting from built in wardrobes. There is also a good sized attic space which, subject to the necessary building regulations, may offer potential for conversion to create a fourth bedroom with en-suite. The accommodation is completed by a modern shower room comprising a low level WC, wash hand basin and shower cubicle. Externally, the property benefits from an enclosed and well stocked rear garden, together with a single garage with power and lighting. Alongside the house is a covered lean-to storage area, while to the front, a driveway provides off road parking for two vehicles. The property is offered to the market with vacant possession and no onward chain.

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