2 Holway Road, Taunton, TA1 2EY
£385,000 Freehold

3 | 2 | 1 | C EPC

Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council
Property Location: w3w ///priced.proper.galaxy
Council Tax Band: C
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.
Agents Note: Details Correct as of August 2026

MPORTANT 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.

The Property Ombudsman rightmove

Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

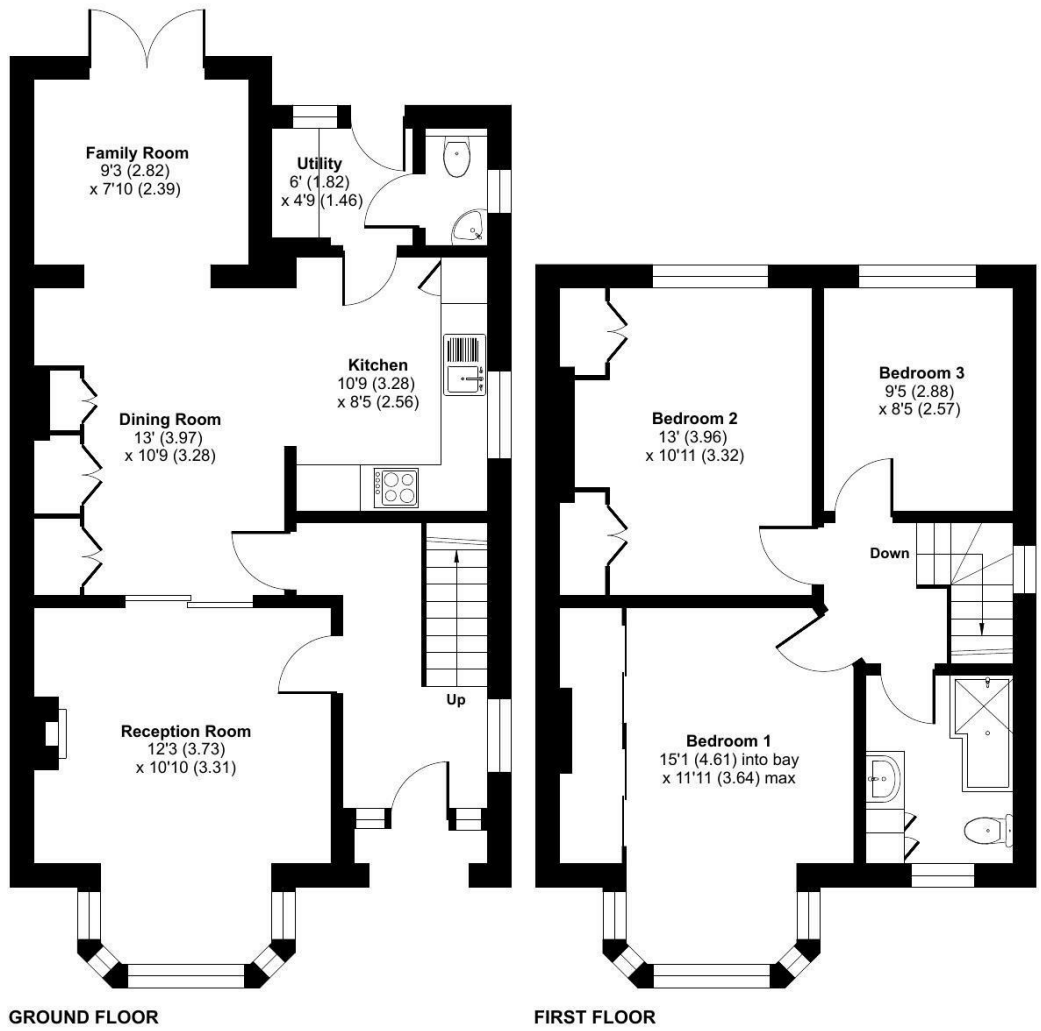
WM&T

Floor Plan

Holway Road, Taunton, TA1

Approximate Area = 1144 sq ft / 106.2 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). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1500959

WM&T

Description

- Three Bedroom 1930s Semi-Detached Home
- Recently Refurbished
- Gas Fired Central Heating
- uPVC Double Glazing
- Garage and Off Road Parking
- Recently Rewired
- Open Plan Kitchen/Diner
- South Facing Rear Garden

A beautifully refurbished three-bedroom 1930s semi-detached family home, ideally situated within easy reach of the town centre and conveniently located for King's College, Richard Huish College and Bishop Fox's School.

Having undergone an extensive programme of refurbishment, the property has been thoughtfully modernised throughout to include a stylish new kitchen and family bathroom, complete re-wiring, re-plastering and full redecoration. Offering spacious and well-presented accommodation, this impressive home must be viewed to be fully appreciated.

The accommodation is entered via a welcoming entrance hall. To the front of the property is a light and airy living room featuring a charming fireplace and built-in storage cupboards each side. Double sliding doors lead through to the superb open-plan kitchen/family room, creating a fantastic space for modern family living and entertaining with direct access to the rear garden.

The contemporary kitchen has been refitted with an attractive range of wall and base units complemented by work surfaces and matching upstands. Integrated appliances include a double oven and gas hob, with space provided for a washing machine and slimline dishwasher. The adjoining dining/family area benefits from additional built-in cupboards, offering an excellent amount of storage space.

Beyond the kitchen is a useful utility room with space for a tumble dryer and access to the rear garden, together with a convenient ground floor cloakroom.

On the first floor are three well-proportioned bedrooms, with both the principal and second bedrooms benefiting from built-in wardrobes. The beautifully refitted family bathroom comprises a WC, wash hand basin set within a vanity unit, panelled bath with tiled surround and an overhead drench shower.

Outside, the property enjoys a driveway providing off-road parking for two vehicles, leading to a single garage with an up-and-over door, power and lighting. The generous rear garden is fully enclosed, making it ideal for families and pets. A paved patio adjoins the rear of the property, providing an excellent space for outdoor dining and entertaining, whilst the main section of garden is laid to lawn with mature planted borders and flower beds.

WM&T