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estate and letting agents

Pine Lodge, Broadlands Rise, Taunton – TA1 4HL

£475,000

Pine Lodge, Broadlands Rise

Taunton

- An individual detached four bedroom house
- Highly favoured Vivary location
- Available with no onward chain
- Walking distance to Taunton town centre
- Drive parking and integrated garage
- Private enclosed rear garden
- Living room with patio doors to the garden
- Separate dining room and additional garden room
- Fitted kitchen with integrated appliances
- Principal bedroom with ensuite bathroom

TOTAL FLOOR AREA 125 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band E. Charges payable for 2026/27 - £3,305.11

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D



Situated within the highly favoured residential area of Vivary and within comfortable walking distance of Taunton town centre, Pine Lodge is an individual detached four bedroom family home available with no onward chain. Occupying a pleasant position, the property benefits from drive parking, an integrated garage and a private enclosed rear garden, offering spacious and versatile accommodation ideally suited to family living.

The accommodation comprises an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room is a generous reception space with patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor areas. A separate dining room provides an ideal setting for formal dining and entertaining, whilst the garden room enjoys double doors opening onto the garden and offers additional reception space with pleasant garden outlooks.

The fitted kitchen is well appointed with a range of integrated appliances and ample storage and preparation space, making it both practical and functional for day-to-day use.

To the first floor, the principal bedroom benefits from an ensuite bathroom, whilst there are three further good sized bedrooms served by a shower room.

Outside, the property enjoys a private enclosed rear garden providing a good degree of privacy together with areas for seating and outdoor enjoyment. To the front there is drive parking leading to the integrated garage.















THE AREA

Broadlands Rise is situated within the sought after Vivary area of Taunton, one of the town's most desirable residential locations. The property is conveniently positioned within walking distance of Taunton town centre, Vivary Park, local schools, shops and amenities.

Taunton offers an excellent range of shopping, leisure and educational facilities together with a mainline railway station providing links to London Paddington and the South West. The nearby M5 motorway junction also provides convenient access for commuters.

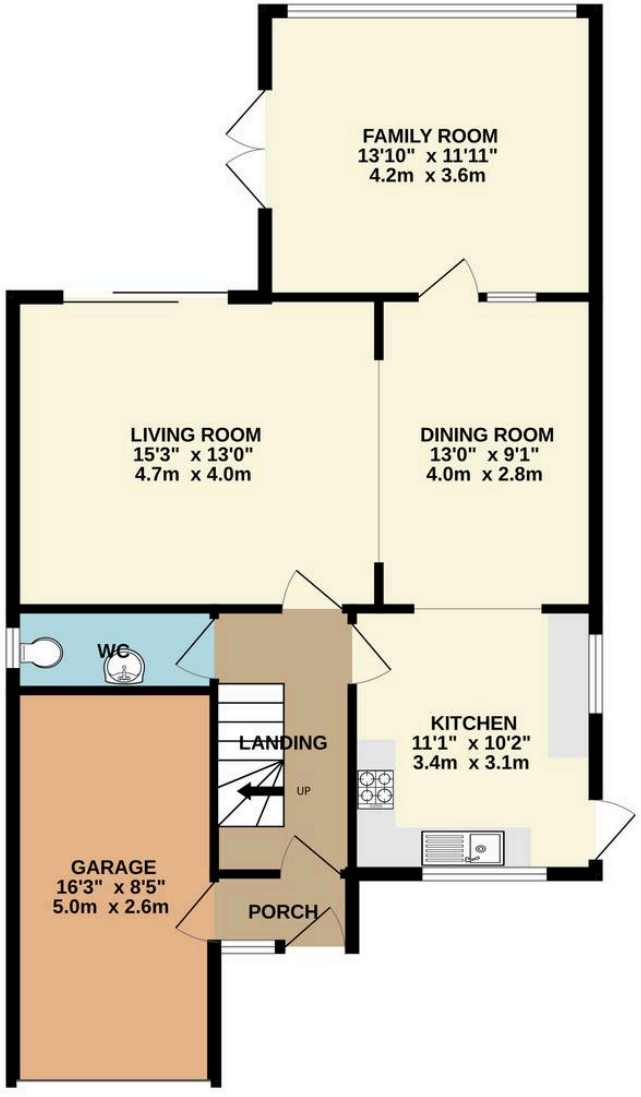
AGENTS NOTE The sale of this property is subject to the grant of probate. Please ask the agent for further details.



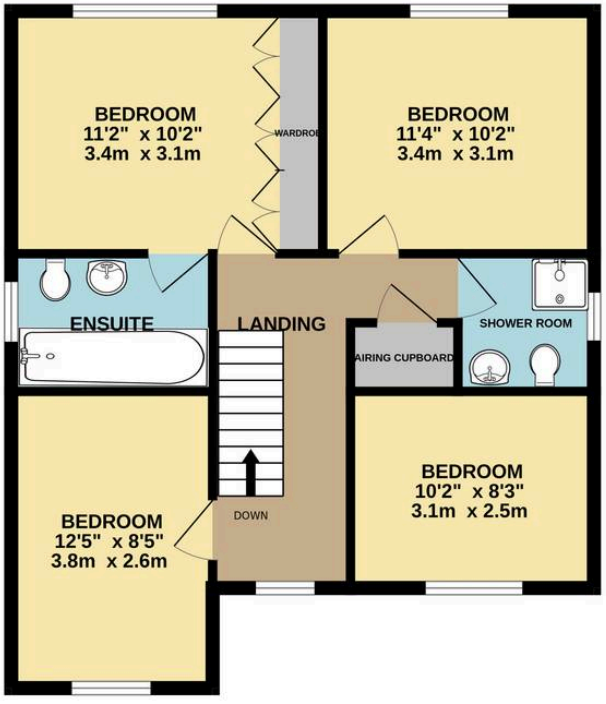




GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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