



17 Haines Hill Taunton TA1 4HN

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Situated in one of Taunton's most favoured locations, this elegant Grade II Listed Victorian semi-detached townhouse, built in the Gothic style, offers versatile 5 / 6 bedoommed accommodation arranged over four floors. The property is well presented throughout and features two reception rooms, a basement with potential for a self-contained annexe (subject to the necessary permissions), and a good-sized enclosed rear garden with Summer House, garage and driveway parking.





## Features

- Entrance Porch
- Entrance Hall
- Living Room
- Family / Dining Room
- Kitchen / Breakfast Room with central island
- Rear Hall with door to driveway
- Cloakroom
- Lower Ground Floor - Study
- Utility Room with door to garden
- Bathroom
- Master Bedroom on 1<sup>st</sup> floor with Ensuite Bathroom
- 2 further double Bedrooms on 1<sup>st</sup> floor
- Family Bathroom with separate shower
- Separate WC
- 2 further double Bedrooms on 2<sup>nd</sup> floor
- Store / Bedroom 6
- Good sized enclosed garden to rear with Summer House
- Garage and ample driveway parking
- A range of useful Stores to rear
- Gas central heating
- Wealth of original period features
- Castle School catchment
- Council tax band G
- What3words: [///cape.cube.wage](https://what3words.com/cape.cube.wage)







Haines Hill is situated within easy reach of the centre of Taunton, the County Town of Somerset and within walking distance of Vivary Park.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton offers a good selection of schools including Bishop Henderson and Parkfield primaries, The Castle School and Richard Huish Sixth Form College.



# 17 Haines Hill, Taunton, TA1 4HN

Approximate Area = 2963 sq ft / 275.2 sq m (excludes void)

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 3224 sq ft / 299.4 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 Robert Cooney. REF: 1394648

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Viewing strictly through the selling agents:

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