



The Fairways | Sherford | Taunton | TA1 3PA

£335,000



WILSONS
ESTATE AGENTS

Nestled in the desirable area of The Fairways, Sherford, Taunton, this charming semi-detached house presents an excellent opportunity for both families and professionals alike. With a generous living space of 764 square feet, the property boasts a well-thought-out layout that includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The residence features three comfortable bedrooms (one could be used as a home office), providing ample space for relaxation and rest. The modern bathroom is designed with functionality in mind, ensuring convenience for daily routines. One of the standout features of this home is the beautifully appointed double-glazed conservatory, which floods the interior with natural light and offers a delightful space to unwind or enjoy a morning coffee while overlooking the garden.

Having been well modernised, this property is ready for you to move in without the hassle of renovation. The absence of a chain further simplifies the buying process, making it an attractive option for those looking to settle in quickly.

For those with vehicles, the property offers parking for up to three vehicles, a rare find in many urban settings. The location itself is ideal, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

In summary, this semi-detached house in The Fairways is a wonderful blend of comfort, modernity, and convenience, making it a perfect choice for anyone seeking a new home in Taunton. Do not miss the chance to view this delightful property and envision your future in this lovely setting.

Living Room

16'11" x 14'4" (5.1m x 4.4m)

This welcoming living room offers a cosy and inviting space with soft carpeting underfoot and neutral tones on the walls, creating a calm atmosphere. A large window allows plenty of natural light to fill the room, while the fireplace adds a focal point with a traditional surround. The room comfortably accommodates two sofas and leads directly to the kitchen area, making it ideal for relaxed family living.

Kitchen

16'11" x 8'1" (5.1m x 2.5m)

The kitchen is a bright and contemporary space featuring sleek, glossy cabinetry with integrated appliances including ovens and hob. The layout provides ample worktop space and storage, with a stainless steel sink positioned beneath a large window that looks out onto the garden. A dining area with a modern table and vibrant orange chairs sits adjacent to the kitchen, with French doors that open into the conservatory, fostering a light and airy feel throughout.

Conservatory

10'0" x 8'1" (3.0m x 2.5m)

The conservatory offers a peaceful retreat that connects the interior with the garden. Featuring large windows on all sides, it allows for abundant natural light and views of the outside greenery. The neutral tiled flooring complements the space, which comfortably fits seating to relax and enjoy the garden scenery through the glass panels and door leading outdoors.

WC

5'6" x 3'7" (1.7m x 1.1m)

The ground floor WC is conveniently positioned off the hallway, featuring a simple white suite with a close-coupled toilet and pedestal basin, complemented by a small window that brings in natural light. Its compact yet practical design offers a useful addition for guests and family alike.



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Bedroom 1

11'2" x 10'0" (3.4m x 3.0m)

This well-proportioned bedroom features a double bed with a decorative metal frame and is complemented by deep red curtains and matching cushions. A large built-in wardrobe with sliding doors runs along one wall, providing excellent storage. The window overlooks the garden, bringing in natural light and creating a welcoming feel.

Bedroom 2

10'0" x 9'5" (3.0m x 2.9m)

This bedroom is bright and airy with a double bed and a neutral colour scheme that creates a calm and restful atmosphere. It includes a built-in wardrobe with light wood panelled doors, offering ample storage space. The window overlooks the front of the property, filling the room with natural light.

Bedroom 3

7'4" x 6'11" (2.2m x 2.1m)

A smaller third bedroom, currently arranged as a dressing or study space, features a vanity table and chair beside a large window. The feature wallpaper adds a touch of personality, contrasting with the white walls and providing a versatile space that could serve as a nursery, home office, or guest room.

Shower Room

6'11" x 5'8" (2.1m x 1.7m)

The shower room is well fitted with a modern white suite including a corner shower enclosure, a wash basin set into a vanity unit, and a close-coupled toilet. A frosted window ensures privacy while allowing natural light to enter, and the neutral decor creates a fresh, clean feel.

Front Exterior

The property exterior presents a charming red brick facade with a pitched tiled roof and white window frames. A paved driveway provides off-street parking and leads to the garage. The front entrance is sheltered by a small canopy, adding character and protecting the doorway. Low-maintenance landscaping with gravel beds and shrubs enhances the curb appeal.

Rear Garden

The rear garden offers a delightful outdoor space with a neatly maintained artificial lawn bordered by mature shrubs and flowers. A paved patio area provides a perfect spot for seating and alfresco dining, while the conservatory at the back of the house overlooks this peaceful garden, creating a lovely flow between indoor and outdoor living. The garden is enclosed with fencing, ensuring privacy and a secure area for children or pets to play.

Material Information

Part A Material Information

Council Tax: D

Tenure: Freehold

Part B Material Information

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TA13PA&uprn=100040944006>

Connection: Ftp

Mobile coverage: Good outdoor coverage with 02, EE, Three & Vodafone

Parking: Garage and driveway

Construction: Brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

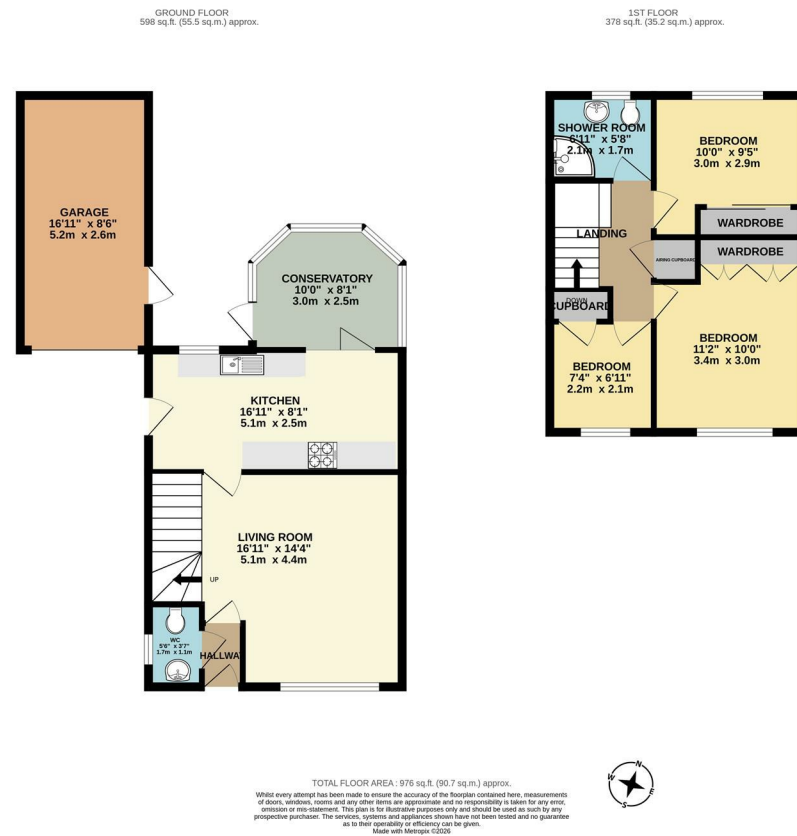
Service charges N/A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC 	

- 3 spacious bedrooms
- Modernised semi-detached house
- Front and rear gardens
- Double glazing throughout
- Located in a quiet cul-de-sac
- Suburban living in Sherford
- Garage and driveway
- No onward chain
- Lounge and conservatory
- Viewing highly recommended



Council Tax Band D EPC Rating C



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