



**WARE & CO**  
estate and letting agents

**27 Lansdowne Road, Taunton – TA2 7QB**  
**£385,000**



## 27 Lansdowne Road, Taunton

- A detached, extended and refurbished family home in a great location
- No onward chain
- Flexible accommodation including ground floor ensuite bedroom
- Open plan kitchen/dining room with integrated appliances
- Sitting room/conservatory with underfloor heating
- Principal ensuite bedroom plus two further bedrooms
- Ground floor wc and first floor shower room
- Ample driveway parking and substantial detached garage/gym
- Good sized enclosed rear garden
- Convenient Taunton location

**TOTAL FLOOR AREA:** 97 SQ.M.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D. Charges payable for 2025/26 - £2,581.04

**SERVICES:** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available and good mobile signal across EE, Vodafone, Three and O2 (Source: Ofcom)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D









A superbly presented and extensively improved detached family home, offered to the market with no onward chain. This impressive property has been extended, remodelled and refurbished throughout, resulting in flexible, contemporary accommodation ideally suited to modern family living.

The accommodation is approached via a welcoming entrance hall with a cloakroom/WC. A feature of the ground floor is the versatile ensuite bedroom/sitting room to the front, ideal for multigenerational living, guests, or home working. The heart of the home is the stunning open plan kitchen/dining room, fitted with a range of modern units and integrated appliances, creating an excellent space for both everyday living and entertaining. This flows through to a bright sitting room/conservatory, which benefits from modern underfloor heating and enjoys views over the rear garden.

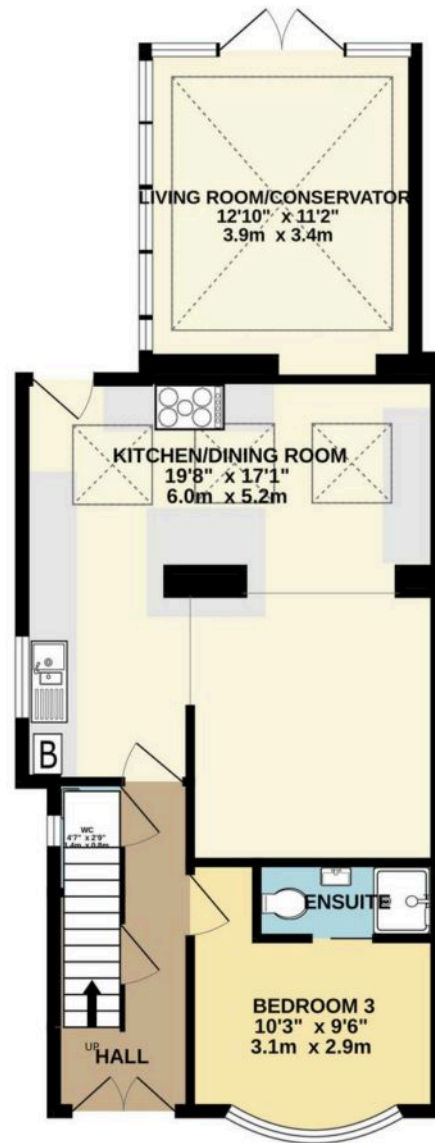
To the first floor, the property offers a generous principal bedroom with ensuite, two further well-proportioned bedrooms, and a stylish family shower room.

Externally, the property is complemented by ample driveway parking, leading to a substantial detached garage. To the rear is a good sized enclosed garden, providing a private and secure space for relaxation, entertaining, or family use.

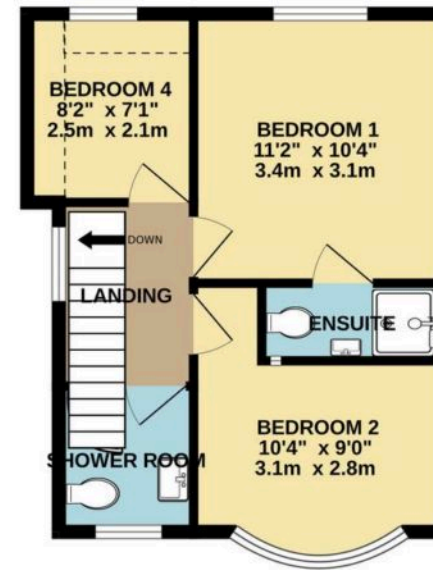
Lansdowne Road is a well-regarded residential address on the edge of Taunton town centre, offering convenient access to a wide range of amenities. Taunton provides excellent shopping, leisure facilities, schools for all ages, and a mainline railway station with direct links to London Paddington. The area is also well placed for access to the A358 and M5 motorway, making it ideal for commuters, while the surrounding Somerset countryside and Quantock Hills are within easy reach for outdoor pursuits.



GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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**Ware & Co**

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • [info@wareandco.com](mailto:info@wareandco.com) • [www.wareandco.com](http://www.wareandco.com)

