



FOR SALE

Guide Price £485,000

Holway Avenue, Taunton



A unique opportunity to purchase this detached executive family home, situated in a much sought-after location with no onward chain, boasting 4 bedrooms, sitting room, dining room, kitchen, utility room, downstairs shower room with upstairs family bathroom, gas central heating, parking and a fully enclosed generously proportioned mature garden.





Accommodation
Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation, under stairs storage cupboard, radiator, 2 ceiling lights, door to:-

Shower Room

With a window to the rear aspect, a suite comprising of a fully tiled shower cubicle, pedestal wash hand basin with tiled splash back, close coupled WC, heated towel rail, extractor fan, 2 ceiling lights.

Sitting Room

c.21'4 x 11'11 (6.50m x 3.63m)

With a mullion window to the front aspect, patio doors to the rear garden, 3 radiators, television point, solid fuel burner, 2 further windows to the side aspect, 4 wall light points.

Dining Room

c.12'3 x 11'10 (3.73m x 3.60m)

With a mullion window to the front aspect, built-in storage cupboard and display shelving, radiator, ceiling light, glazed doors to:-

Kitchen

c.13'10 x 10'9 (4.21m x 3.27m)

With 2 windows to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, built-in fridge and freezer, a further window to the side aspect, door to :-





Side Lobby

With double glazed doors to both the front and side aspects, radiator, ceiling light, door to:-

Utility Area

With space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted gas boiler for the hot water and central heating, ceiling light.

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.18'6 max x 10'10 max (5.63m x 3.30m)
With 2 mullion windows to the front elevation, radiator, built-in wardrobes, over stairs storage cupboard, 2 ceiling lights.

Bedroom 2

c.11'11 x 11'11 (3.63m x 3.63)
With a mullion window to the front elevation, radiator, built-in wardrobe, ceiling light.

Bedroom 3

c.11' x 8'11 (3.35m x 2.71m)
With windows to both side and rear elevations, built-in wardrobe, radiator, ceiling light.





Bedroom 4
c.11'4 x 9'10 > 6'5 (3.45m x 2.99m > 1.95m)

With a window to the rear elevation, radiator, door to bedroom 1, 2 spotlights.

Family Bathroom

With a window to the rear elevation, a suite comprising a bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas and ceiling light.

Outside

To the front of the property there is a garden laid to lawn with a variety of mature trees and shrubs, to the side there is a driveway providing parking for 2 cars, and the rear garden is fully enclosed and offers a generously proportioned patio, giving access to a generously sized lawn, with numerous flowerbeds housing a variety of mature trees, shrubs and flowers.

Council Tax Band :- F

Construction :- Rendered brick under a tiled roof with some mullion windows.

Utilities :- Mains electric, gas, water and drainage.

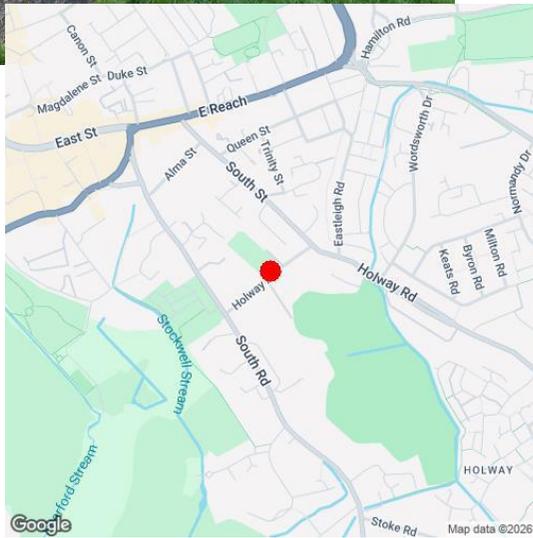
Flood Risk :- Surface very low, river and sea very low.



Primary School Catchment :- Holway Park
Community School.

Secondary School Catchment :- Bishop
Fox's





Directions

From Taunton head out along Silver Street, turn left into Holway Avenue and the property will be found on the left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Holway Avenue, Taunton



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

