



Hartley Way | | Taunton | TA1 2LJ

Asking Price £375,000



**WILSONS**  
ESTATE AGENTS



Nestled in the charming area of Holway, Taunton, this delightful end-terrace house offers a perfect blend of comfort and space, ideal for families or those seeking a serene retreat. Spanning an impressive 1,420 square feet, this older property, built in 1972, boasts a character that is both inviting and warm.

Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining space for gatherings with friends.

The property features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. Each room is filled with natural light, creating a bright and airy atmosphere that enhances the overall appeal of the home. The two bathrooms are thoughtfully designed, offering convenience and comfort for busy mornings or unwinding after a long day.

Outside, the property benefits from off road parking and a garage, a valuable asset in this desirable location. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this end-terrace house in Holway presents a wonderful opportunity to acquire a spacious and well-appointed home in a sought-after area of Taunton. With its blend of practicality and charm, it is sure to attract those looking for a place to create lasting memories.

- A large, extended end of terrace family house
- Beautifully presented throughout
- 2 reception rooms
- Modern, fitted kitchen and utility area
- Rear covered porch & a garden room with WC
- 4 generous bedrooms
- Main bedroom with ensuite. Family bathroom and bedroom two with shower and wash hand basin
- Double glazing and gas heating
- Off road parking and garage to the rear
- A simply wonderful family house which really needs to be viewed to appreciate all accommodation on offer.







#### Kitchen

19'9" x 19'1" (6.03m x 5.82m)

Spacious and bright, this kitchen features ample space for cooking and casual dining, with easy access to the dining room and garden room. Its generous proportions accommodate a range of kitchen appliances and storage, making it the heart of the home.

#### Lounge

17'7" x 12'7" (5.37m x 3.83m)

Comfortable and inviting, the lounge offers a generous area for relaxation and entertaining. It benefits from natural light through windows and opens into the garden room, creating a seamless flow between indoor and outdoor living spaces.

#### Garden Room

12'10" x 11'0" (3.92m x 3.35m)

This bright garden room provides a delightful space to enjoy views of the outdoors, featuring large windows and access to the garden. It is conveniently located adjacent to the lounge and kitchen, making it perfect for informal gatherings or quiet moments.

#### Dining Room

11'8" x 10'9" (3.55m x 3.28m)

A well-proportioned dining room situated next to the kitchen, ideal for family meals or entertaining guests. The room benefits from a window that fills the space with natural light, enhancing the pleasant dining experience.

#### Bedroom 1

12'7" x 12'3" (3.83m x 3.74m)

The main bedroom enjoys a generous space and features a private ensuite bathroom for added convenience and privacy. It includes a wardrobe area and benefits from natural light, creating a restful retreat.

#### Bedroom 2

13'0" x 11'7" (3.95m x 3.54m)

A well-sized double bedroom with natural light, complete with its own shower and wash hand basin.

#### Bedroom 3

9'9" x 8'11" (2.98m x 2.73m)

The third double bedroom offers a comfortable space that could be used flexibly as a bedroom or study, benefiting from natural light.

#### Bedroom 4

10'4" x 6'9" (3.16m x 2.06m)

This fourth bedroom is ideal for a child's room, nursery, or study, making practical use of the available space.

#### Bathroom

6'2" x 5'7" (1.89m x 1.71m)

A compact main bathroom located on the first floor, fitted with modern essential sanitary ware including a bath, sink, and toilet.

#### Ensuite

12'5" x 5'0" (3.78m x 1.52m)

The ensuite bathroom attached to the main bedroom provides a private space with a bath, sink, and toilet, enhancing the comfort of the master suite.

#### Kitchen and Dining Room

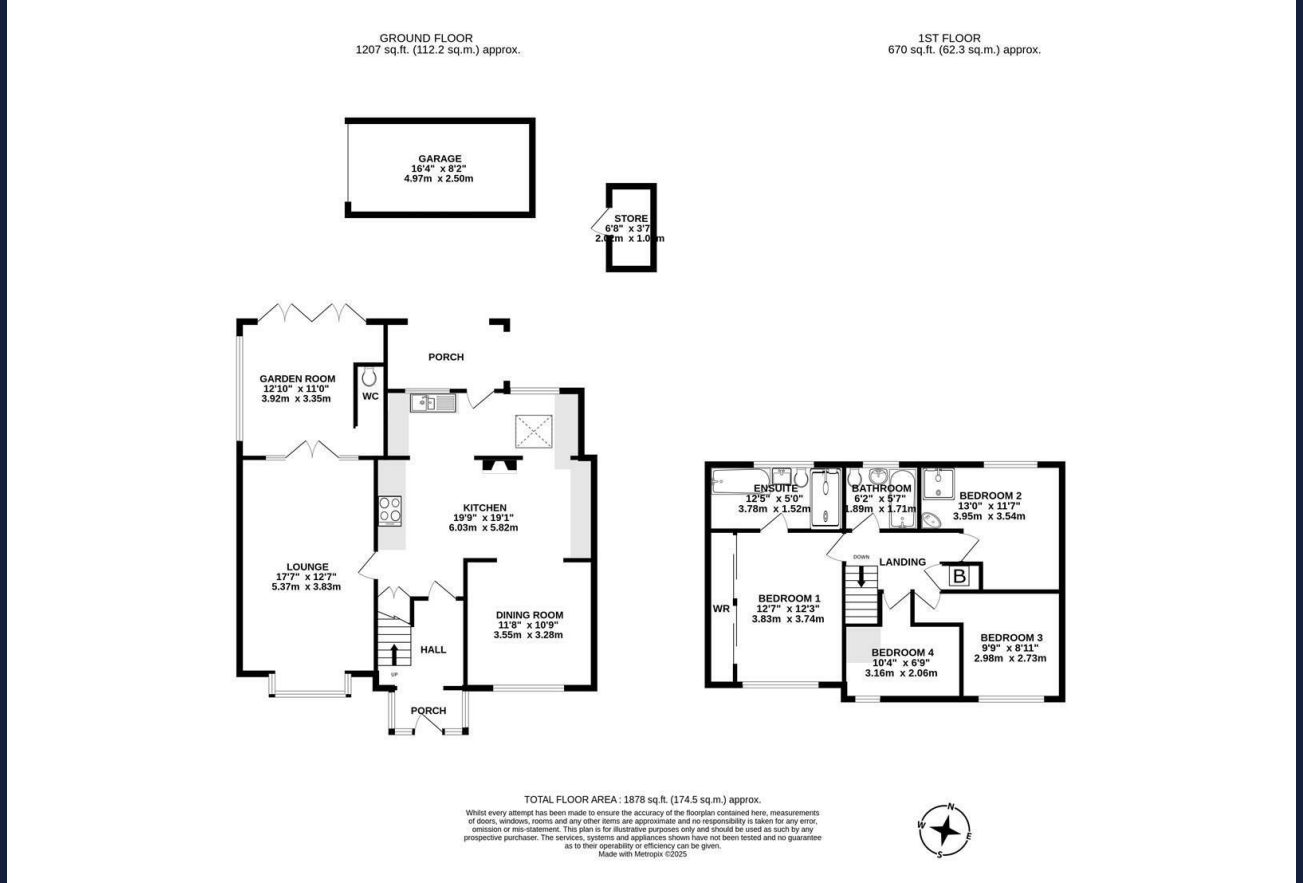
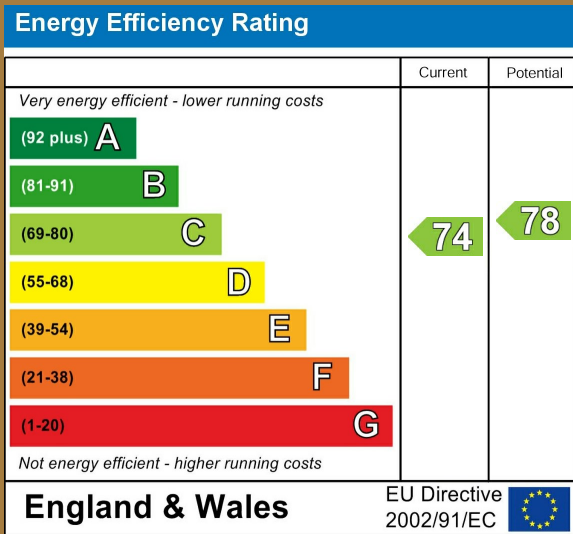
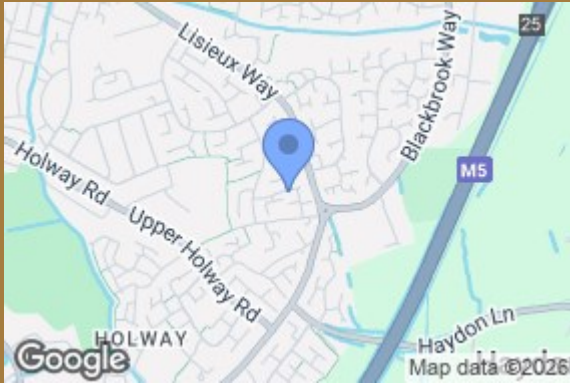
11'8" x 10'9" (3.55m x 3.28m)

This inviting kitchen offers a spacious and contemporary layout, featuring sleek grey cabinetry contrasted by light countertops and a stylish blue tiled splashback. It includes integrated appliances such as an oven and hob, with a breakfast bar seating area that provides a casual dining option. The kitchen opens into the dining area, which is softly carpeted and benefits from large windows dressed with patterned curtains, creating a bright and welcoming space for family meals.

#### Garage

16'4" x 8'2" (4.97m x 2.50m)

An attached garage with enough space for one vehicle and additional storage, accessible from the outside and positioned conveniently near the house.



Council Tax Band B EPC Rating C

Charter House  
1 Business Park  
Dawlish Warren  
Dawlish  
EX7 0NH  
01823 324 324

info@wilsonsestateagents.co.uk  
https://www.wilsonsestateagents.co.uk/

**DISCLAIMER** Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.