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estate and letting agents

17 Clifford Avenue, Taunton – TA2 6DJ
£399,950

17 Clifford Avenue

Taunton

- Stunning semi-detached family home in excellent order throughout
- Highly desirable and well-established residential location
- Driveway parking to the front and side with covered carport
- Two spacious reception rooms offering flexible living space
- Fitted kitchen/breakfast room ideal for modern family living
- Ground floor study – perfect for home working
- Utility room with WC for added convenience
- Three well-proportioned first floor bedrooms
- Long enclosed west-facing rear garden with lawn and established borders
- Vegetable plot and two large garages to the rear accessed via private lane

TOTAL FLOOR AREA 110 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band D. Charges payable for 2026/27 - £2,704.18

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800 mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D





A stunning three-bedroom semi-detached family home, presented in good order throughout and offering generous, well-balanced accommodation alongside exceptional outdoor space and garaging. Situated in a highly sought-after residential location, this attractive property is ideally suited to families or buyers seeking a home ready for immediate occupation with scope for a swift move.

The property benefits from ample drive parking to the front and side, including a useful carport, while to the rear is a particularly impressive, long west-facing garden enjoying excellent levels of privacy and sunshine. Beyond the main garden lies a productive vegetable plot and access to two large garages, approached via a private lane—an increasingly rare and valuable feature.

THE ACCOMMODATION

Internally, the accommodation is both spacious and versatile, comprising an entrance hall with stairs to the first floor, two well-proportioned reception rooms - one with a cozy multi fuel burner, a fitted kitchen/breakfast room, separate study, and a utility room with WC. To the first floor are three good sized bedrooms and a family bathroom.





OUTSIDE

The property is approached via a driveway providing ample off-road parking, extending to the side beneath a carport. The rear garden is a particular highlight—generous in length and enjoying a favourable west-facing aspect, it is laid predominantly to lawn with well-stocked flower and shrub borders. A further section beyond offers a productive vegetable plot, ideal for keen gardeners. To the rear, two substantial garages provide excellent storage or workshop potential, accessed via a private lane maintained by the residents.

THE AREA

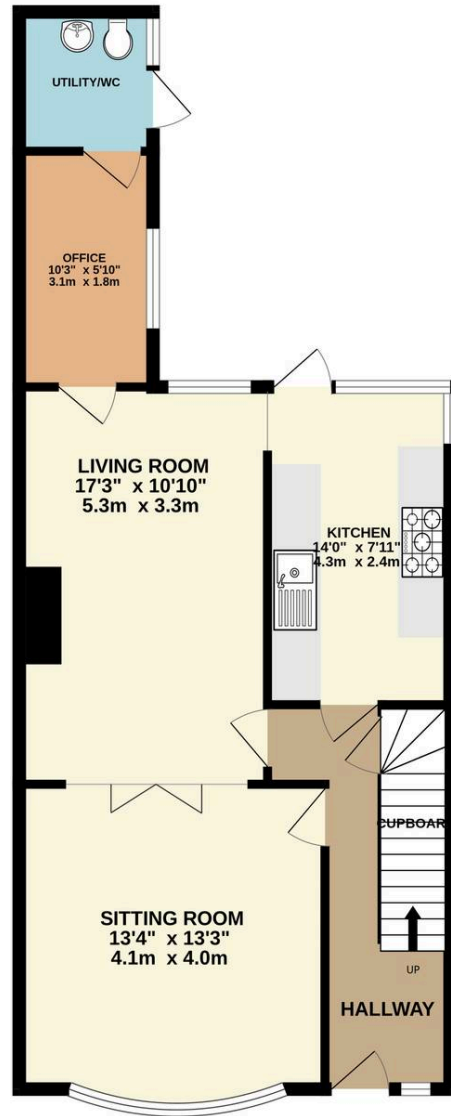
Clifford Avenue is a highly sought-after address within Taunton, known for its attractive homes and convenient access to a wide range of amenities. The property is within easy reach of the town centre, offering an excellent selection of shops, restaurants, and leisure facilities, along with reputable schools for all age groups.

Taunton also benefits from strong transport links, including a mainline railway station with direct services to London Paddington, as well as easy access to the M5 motorway. The surrounding countryside, including the Quantock Hills and Blackdown Hills Areas of Outstanding Natural Beauty, provides excellent opportunities for walking, cycling, and outdoor pursuits.

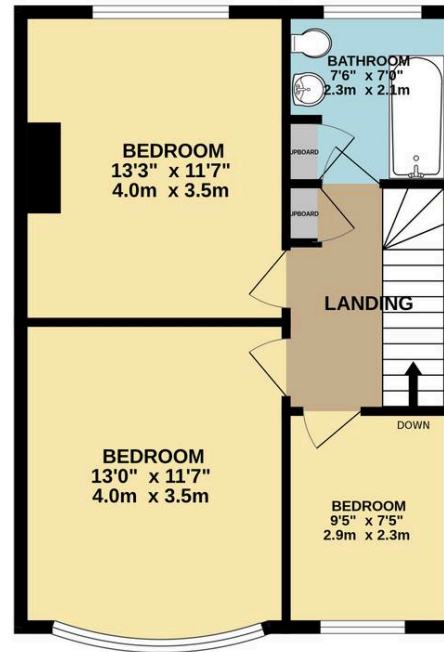
Agents note There is an ongoing development known as the Staplegrove Urban Extension to the northwest of Taunton, which will include new homes and associated infrastructure over time. Buyers may wish to make their own enquiries regarding the current and future plans, although the development is not immediately adjacent to the property.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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 • www.wareandco.com

