



Leycroft Road | | Taunton | TA1 2ED

Asking Price £150,000



WILSONS
ESTATE AGENTS

PLEASE NOTE: This property is being advertised at a lower than market value price and this is due to a recent survey which has shown evidence of some structural movement.

Discover this charming and spacious semi-detached home, offering two generous double bedrooms, a garage, off-street parking, and a lovely rear garden. Located in a sought-after area close to Taunton town centre, the train station, and the M5 motorway, this versatile property presents a wonderful opportunity for both first-time buyers and investors alike.

Although requiring modernisation, the property boasts a flexible layout that lends itself to personalised updates, making it an ideal family home or a rental investment. Set back from the road, you're welcomed into a hallway, with the comfortable lounge situated to your right. Towards the rear, you'll find a separate dining room or second lounge, along with a kitchen extension that faces the garden.

Additional features include a convenient downstairs WC and access to the garage, which leads directly to lawn and patio area in the rear garden, perfect for outdoor entertaining. Upstairs, you'll find a spacious family bathroom and two sizable double bedrooms, each capable of accommodating large built-in wardrobes for ample storage.

This delightful property offers both comfort and potential in a prime location an opportunity not to be missed.

- Garage
- Extension to the rear
- Downstairs W/C
- Good size double bedroom
- Driveway
- Good size garden
- Separate dining room
- Close to the town centre and amenities





Lounge

13'0" x 10'11" (3.95m x 3.34m)

This bright and welcoming lounge features a large window that fills the room with natural light. Its neutral palette and wooden flooring provide a versatile space ready for your personal touch, complemented by simple ceiling detail and classic fixtures.

Dining Room

13'3" x 10'11" (4.05m x 3.32m)

Positioned at the rear of the property, this dining room offers a spacious area with ample light from the window overlooking the garden side. The room provides easy access to the kitchen and is ideal for family meals or entertaining.

Kitchen

11'1" x 8'9" (3.37m x 2.66m)

The kitchen is well-appointed with a U-shaped layout, offering plenty of work surface and storage options. A large window above the sink allows natural light to flood in, creating a bright atmosphere for cooking and meal preparation.

Garage

20'11" x 8'2" (6.38m x 2.48m)

This spacious garage offers valuable secure parking and storage space. It has a side door and window, providing good natural light and easy access from the garden and driveway.

Bedroom 1

16'6" x 11'1" (5.04m x 3.37m)

The largest bedroom is a generously sized room with a large window that brightens the space. It offers ample room for furniture and has a calming atmosphere with soft wall and carpet colours, making it an ideal restful space.

Bedroom 2

10'11" x 10'11" (3.34m x 3.33m)

Bedroom 2 is a comfortable double room with a window overlooking the side of the property. It features built-in storage for added convenience and has a neutral, calming colour scheme.

Shower Room

8'6" x 5'1" (2.59m x 1.54m)

The shower room is a practical space with a walk-in electric shower, wash basin, and toilet. It is efficiently arranged and benefits from a window to the exterior, allowing in natural light.

Bathroom

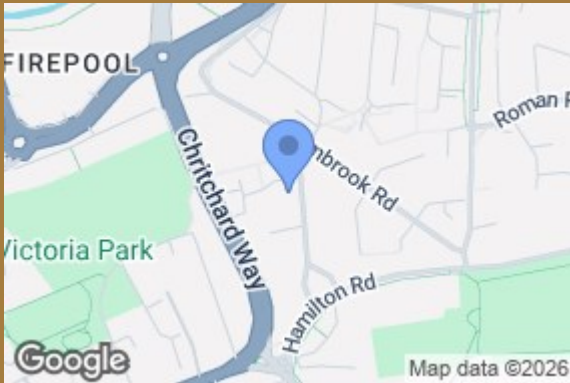
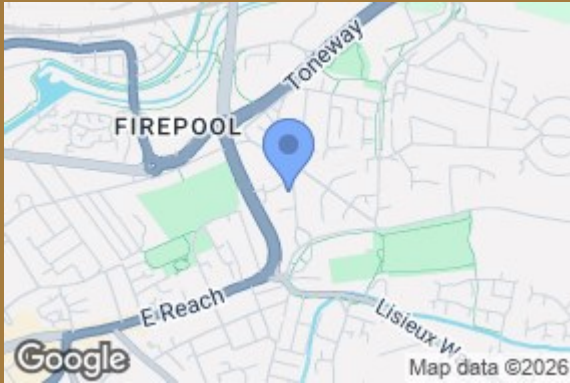
The bathroom features a traditional white suite with a bath, toilet, and basin. A window provides natural light, and the space is decorated with a patterned tile design that adds character to the room.

Rear Garden

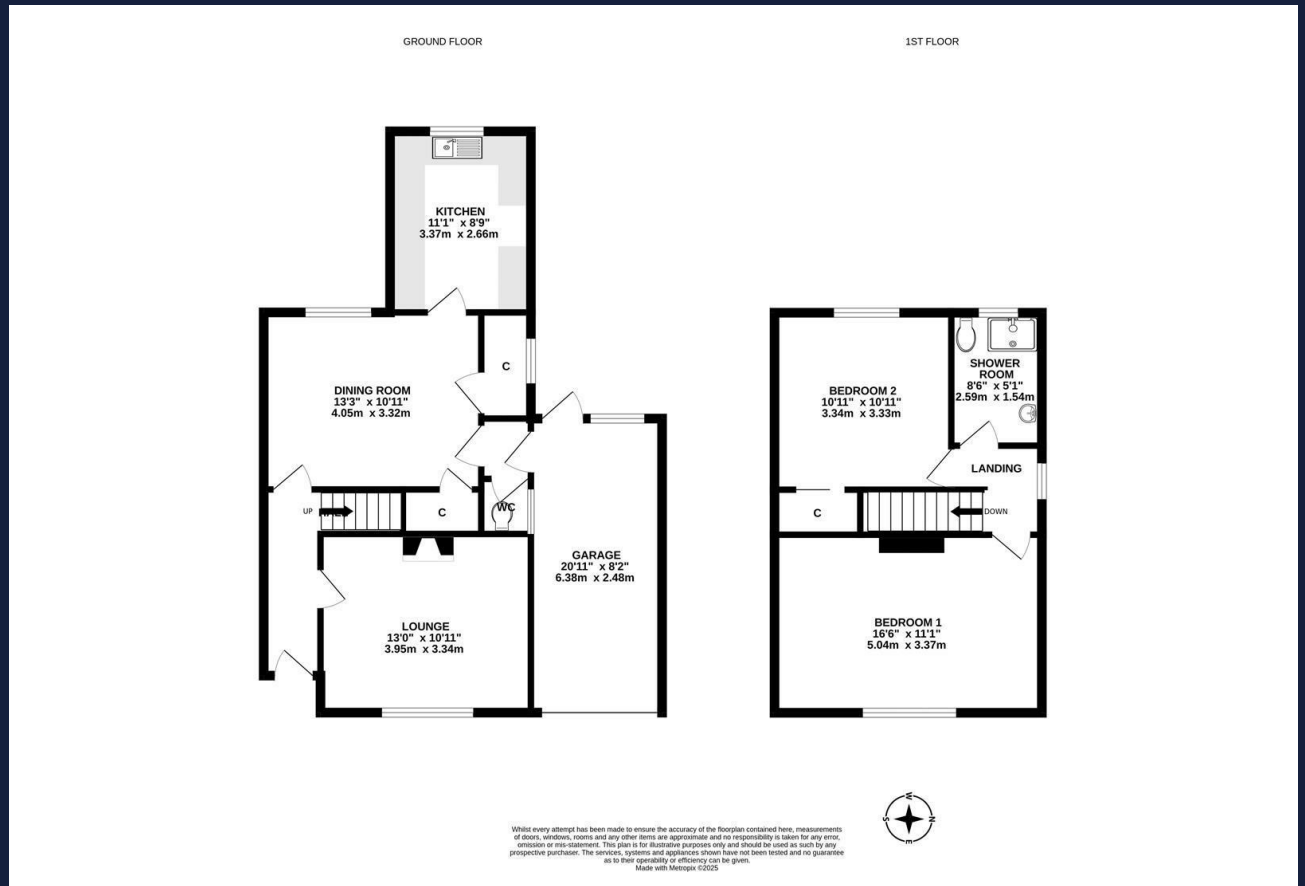
The rear garden is a generous outdoor space with areas of grass and established shrubbery. It offers a private setting for relaxation or gardening and includes a paved patio area ideal for seating or dining outdoors.

Front Exterior

The front exterior of the property is characterised by a traditional brick facade with a driveway leading to the garage. A low brick wall and wood fencing enclose the front garden, which includes a small lawn and planting beds.



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		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band B EPC Rating

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.