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**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.  
**Services:** Mains water with meter, mains electricity, gas fired central heating.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Property Location:** <https://www.oftcom.org.uk/mobile-coverage-checker>  
**Mobile Phone Coverage:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.  
**Broadband Availability:** Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.  
**Flood Risk:** Rivers & Sea—very low, Surface water—very low.  
**Council Tax Band:** D



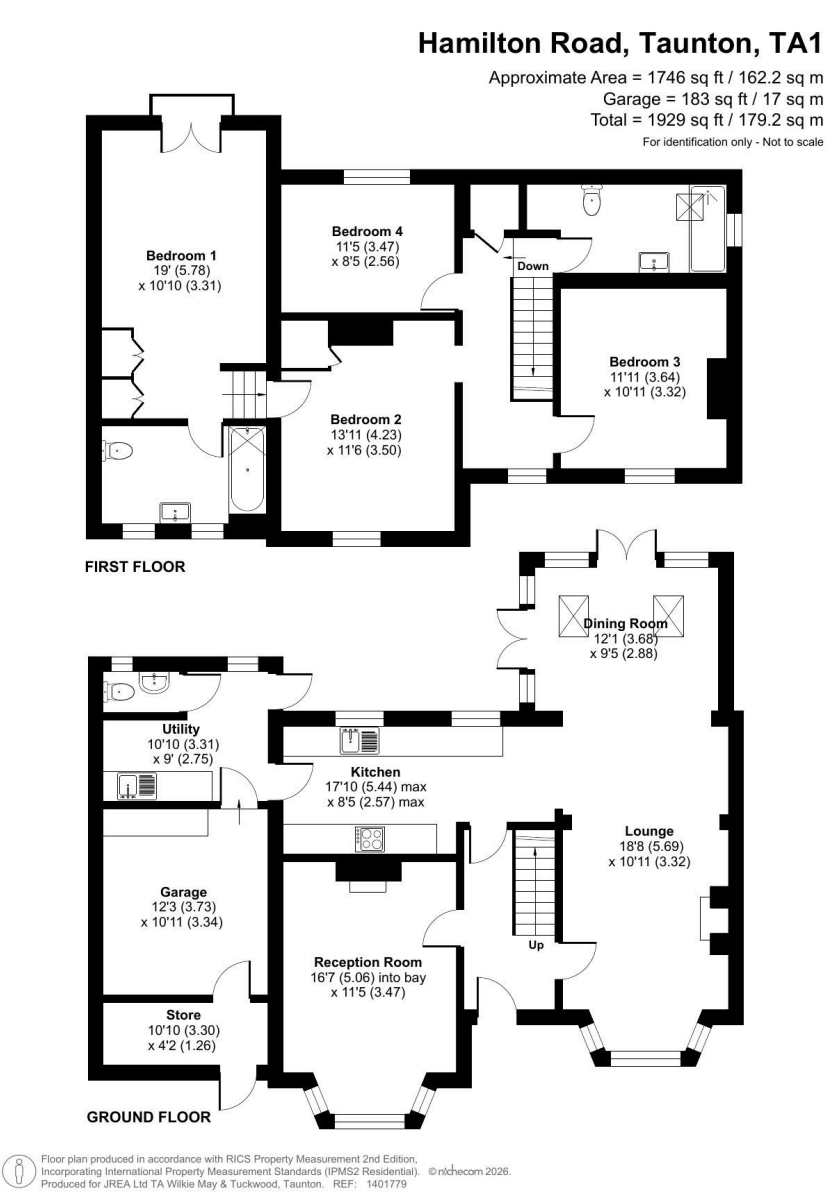
83 Hamilton Road,  
Taunton, TA1 2EP  
£565,000 Freehold

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Wilkie May  
& Tuckwood



Floor Plan



Description

- Four Bedrooms
- 1920's Detached House
- Large Rear Garden
- Garage & Off Road Parking
- Beautifully Presented Throughout
- Mains Gas Fired Central Heating
- uPVC Double Glazed Throughout

A beautifully presented four-bedroom detached family home, featuring a generous rear garden and an attractive extension. The property is warmed by mains gas-fired central heating, complemented by a wood-burning stove in the living room, and benefits from uPVC double glazing throughout. Externally, there is a good-sized driveway providing ample off-road parking. Conveniently positioned just a short distance from Taunton town centre, the property enjoys an outlook opposite a park and offers excellent access to Junction 25 of the M5 motorway.



The accommodation is arranged over two floors and briefly comprises an entrance hallway with original tiled flooring and stairs to the first floor. The bay-fronted living room features exposed floorboards and a wood-burning stove, opening into a light and airy extension with Velux windows and two sets of double door leading into the garden. The kitchen is fitted with matching wall and base units, integrated oven, hob and extractor, space for appliances, and a garden outlook. A separate utility room provides additional storage and plumbing for a washing machine, with a ground floor cloakroom and

access to the converted garage beyond. A further bay-fronted reception room, currently used as a music room, completes the ground floor. Upstairs are four bedrooms (one currently used as a walk-through reception room). The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while a modern family shower room serves the remaining bedrooms. Outside, the generous rear garden is mainly laid to lawn with a large decking area ideal for entertaining, two timber sheds (one with power), outside lighting, tap and gated side access. To the front, a driveway provides off-road parking for up to four vehicles.