Holway Road, Taunton, TA1 2EY

fox & sons

welcome to

Holway Road, Taunton

A characterful three-bedroom period property with separate lounge, dining room and kitchen, together with two double bedrooms, a single bedroom and family bathroom. A particular highlight is the large rear garden, complemented by a useful outbuilding and garage.

A charming three-bedroom period property offering spacious and versatile accommodation, complemented by a particularly generous rear garden, useful outbuilding and garage. The ground floor features a separate lounge and dining room, providing two distinct reception spaces, together with a separate kitchen.

Upstairs, the landing leads to two double bedrooms, a further single bedroom and the family bathroom. Outside, the property really comes into its own with a large rear garden, offering plenty of space for entertaining, children or keen gardeners, while the additional outbuilding and garage provide valuable storage and practical space.

Entrance Hall
Carpeted. Window. Radiator. Under stairs cupboard.

Lounge
Carpeted. Radiator. Bay Window. Suspended ceilings.

Kitchen
Radiator. Electric Oven. Gas Hob. Pantry cupboard. Window. Suspended ceiling.

Landing
Large cupboard with boiler. Radiator.

Bedroom 1
Double. Carpeted. Window. Wood panelling. Radiator.

Bedroom 2
Large Double. Bay. Window. Carpeted. Radiator, Suspended ceiling. Fireplace.

Bedroom 3
Window. Radiator, Carpeted. Large. Single. Suspended ceiling.

Bathroom
Bath. Toilet. Wash basin. Window, Wood. floor boards. Radiator. Ceiling previously suspended.

Agents Note
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any
specific requirements before proceeding.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

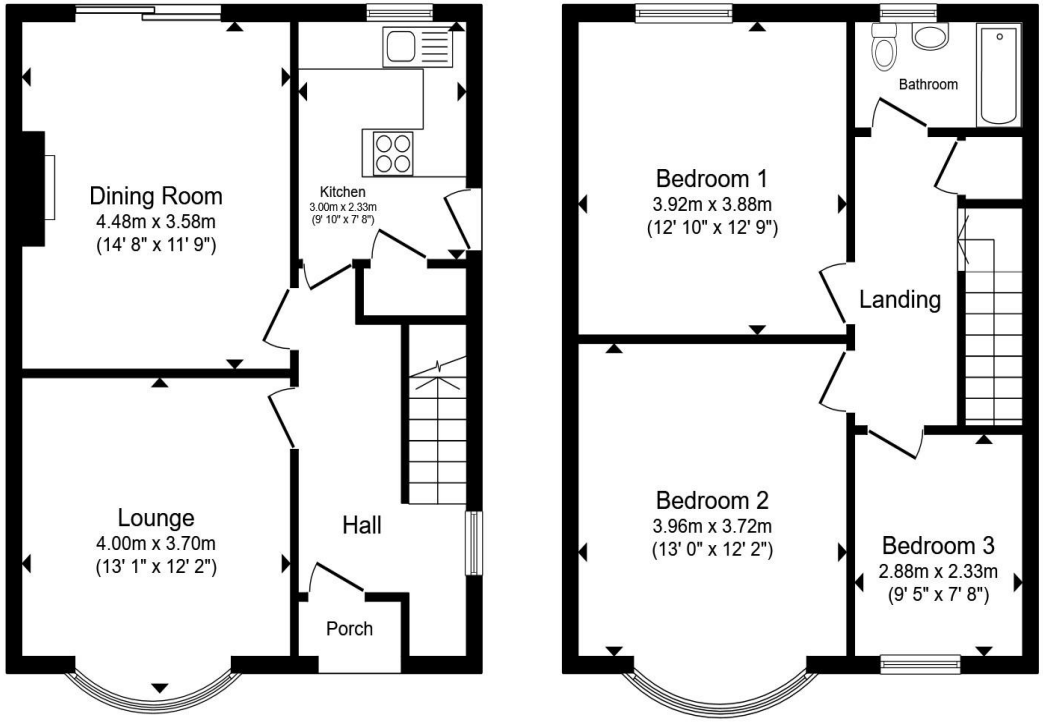
welcome to

Holway Road, Taunton

- NO CHAIN!!
- Character Property
- Fantastic Opportunity to purchase a character home
- Two double bedroom and further single bedroom.
- Large Rear Garden
- HUGE POTENTIAL!!

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

£280,000



Total floor area 99.1 m² (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TAU109434 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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