



44 South Road Taunton TA1 3DY

robert
cooney



Conveniently situated within a mile of the town centre and close to local amenities is this well presented 4 bedroomed 1930's detached house with 3 reception rooms, enclosed established gardens to front and rear of 1/4 acre with Summer House, garage and ample driveway parking.

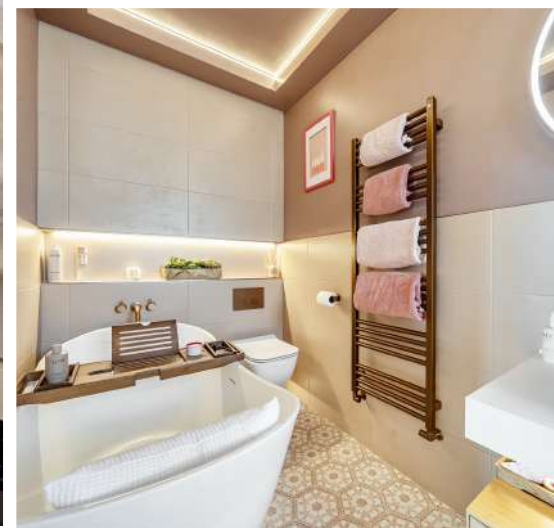




Features

- Entrance Porch
- Entrance Hall
- Living Room
- Conservatory with French doors to garden
- Dining Room
- Study
- Fitted Kitchen with granite worksurfaces and Rangemaster cooker
- Utility Room with door to garden
- Conservatory with French doors to garden
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Bathroom with separate shower
- 3 further Bedrooms
- Shower Room
- Enclosed gardens to front and rear of ¼ acre with Summer House and useful Shed
- Garage and ample driveway parking
- Gas central heating with new boiler
- Double / triple glazing
- Council tax band F
- What3words:
///nature.bright.nobody







South Road is within a few minutes' walk of the centre of Taunton, the County Town of Somerset. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Bishops Fox's School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.

For rural pursuits, the Brendon, Blackdown and Quantock Hills lie within easy reach and further West, Exmoor National Park provides excellent walking, riding and cycling.



44 South Road, Taunton, TA1 3DY

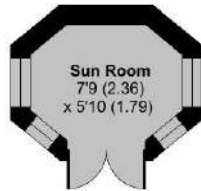
Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 125 sq ft / 11.6 sq m

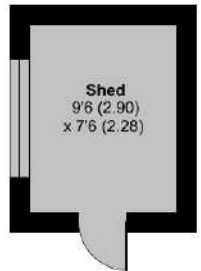
Outbuilding = 111 sq ft / 10.3 sq m

Total = 1898 sq ft / 176.3 sq m

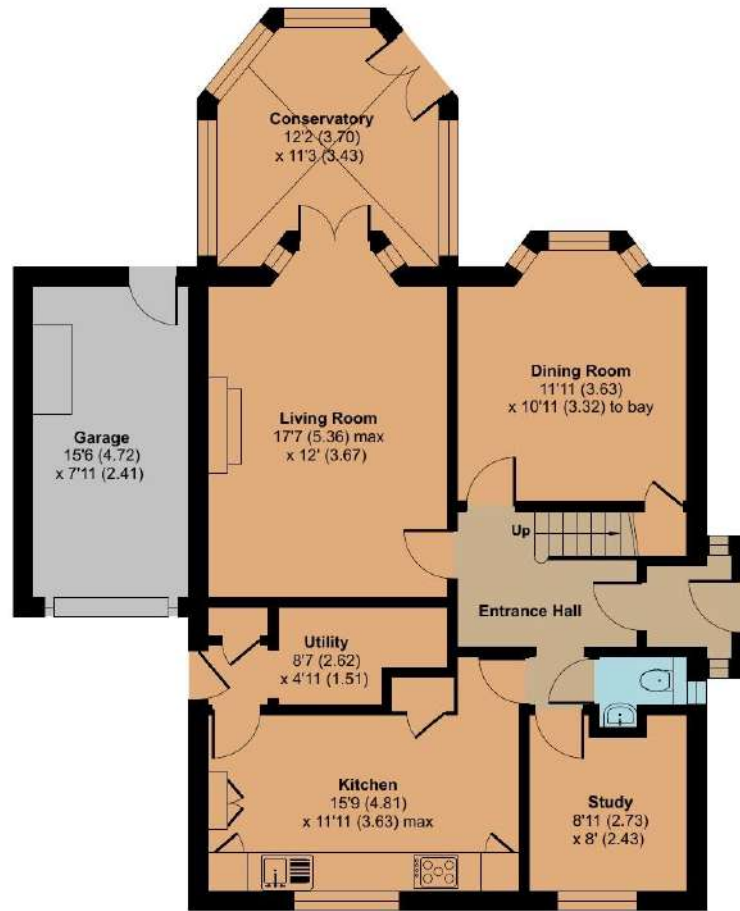
For identification only - Not to scale



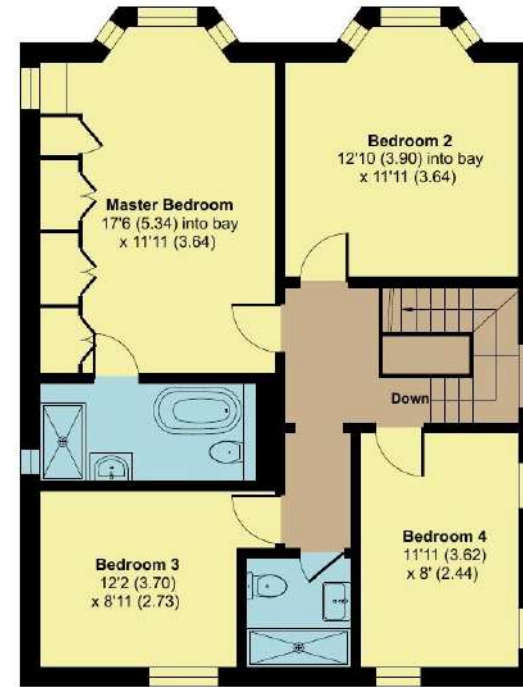
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

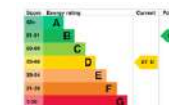
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1501376



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