



**WARE & CO**  
estate and letting agents

**59 Richmond Road, Taunton – TA1 1EN**  
**£250,000**

## 59 Richmond Road

- Victorian terrace house in a tucked away cul-de-sac position
- Located at the very end of Richmond Road
- Living room with bay window and bespoke fitted shutters
- Separate dining room
- Fitted kitchen leading to a small conservatory
- Ground floor bathroom
- Three first floor bedrooms
- Private enclosed rear garden with a southerly aspect
- Convenient access to Taunton town centre and local amenities

**TOTAL FLOOR AREA** 85 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band B. Charges payable for 2025/26 - £2,007.48

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

EPC Energy Efficiency Rating: D





Situated at the very end of the street in a small cul-de-sac position, this attractive Victorian terrace house offers comfortable and characterful accommodation, ideal for first-time buyers, young families or those seeking a conveniently located home close to the town centre.

The property is approached via a welcoming entrance hall with stairs rising to the first floor. To the front of the house is a cosy living room featuring a bay window fitted with bespoke shutters, allowing plenty of natural light while offering privacy and style. A separate dining room provides an excellent space for everyday meals or entertaining and leads through to the fitted kitchen at the rear of the property. Beyond the kitchen is a small conservatory which overlooks the garden and provides an ideal utility space. The ground floor also benefits from a three piece bathroom suite.

On the first floor there are two bedrooms, offering flexible accommodation for a growing family or a home office. There is a third bedroom to the rear accessed through bedroom two, which is ideal for an occasional bedroom or dressing room.

Outside, the property enjoys a private enclosed rear garden with a desirable southerly aspect, providing a sunny outdoor space ideal for relaxing or entertaining.

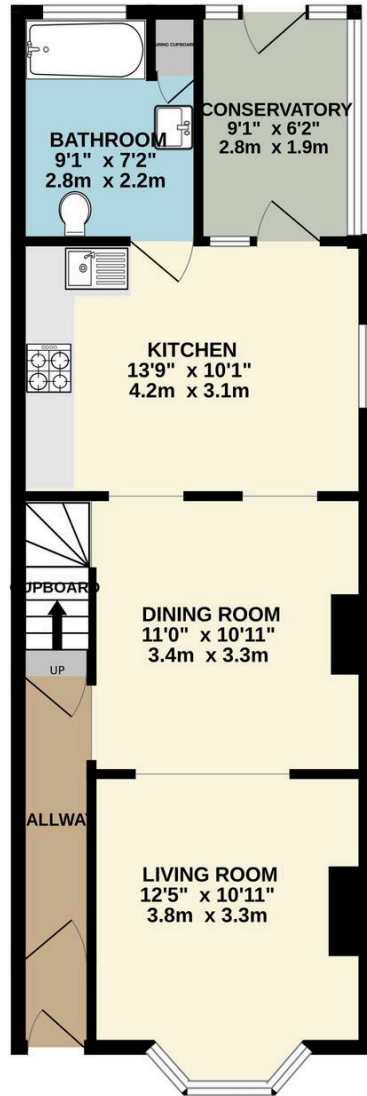
Richmond Road is a well-established residential location within easy reach of Taunton town centre. The area offers convenient access to a range of everyday amenities including shops, supermarkets, schools and leisure facilities, while the town centre provides a wider selection of retail, dining and entertainment options.

For commuters, Taunton Railway Station offers regular mainline services to London Paddington, Exeter and Bristol. The property is also well positioned for access to the M5 motorway via Junction 25, making it an excellent base for those needing to travel further afield.

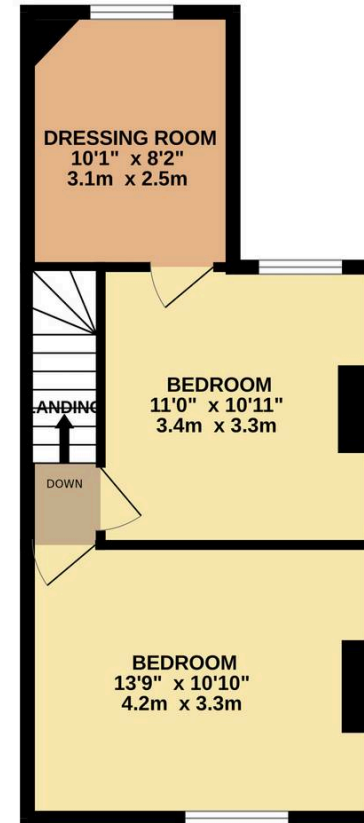
Taunton is surrounded by beautiful Somerset countryside, with the nearby Quantock Hills and Blackdown Hills providing superb opportunities for walking, cycling and outdoor pursuits.



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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