



WARE & CO
estate and letting agents

50a Wood Street, Taunton – TA1 1UW
£215,000

50a Wood Street

Taunton

- Deceptively spacious terrace house
- Modernised accommodation
- Offered with no onward chain
- Generous kitchen/dining room
- Large patio doors opening onto the garden
- Two first-floor bedrooms
- Useful loft room
- Landscaped private rear garden
- Convenient Wood Street location

TOTAL FLOOR AREA 110 sq.m.

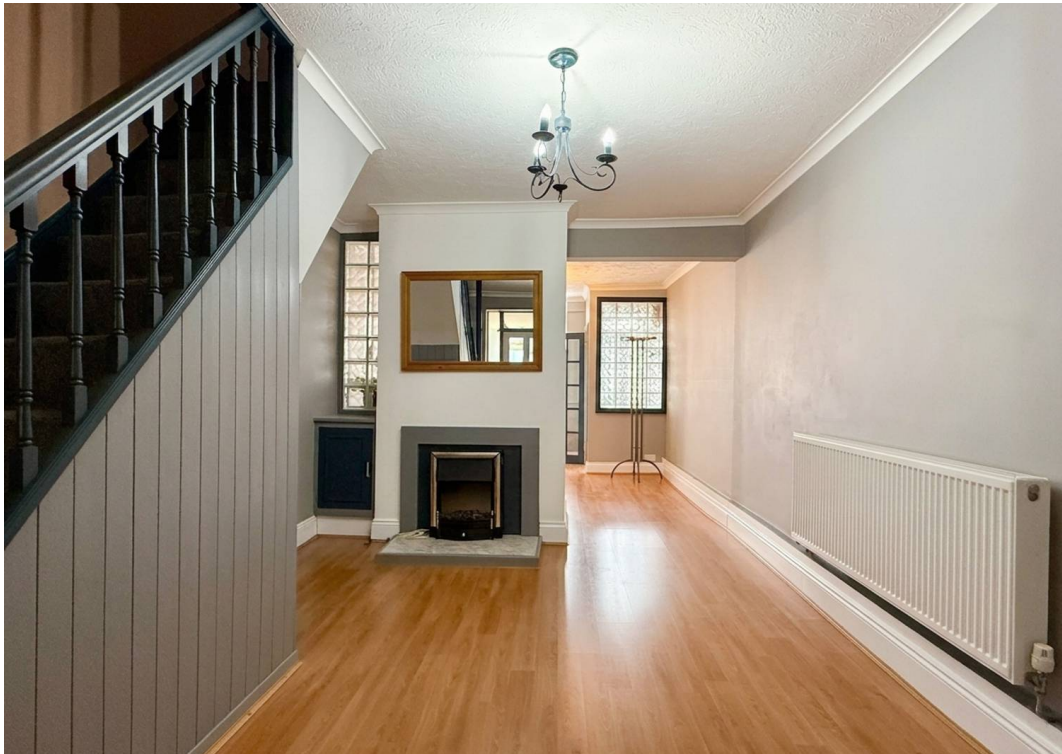
TENURE Freehold

COUNCIL TAX Somerset Council Tax band B. Charges payable for 2026/27 - £2,103.24.

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800 Mbps and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: D





A deceptively spacious and modernised terrace house enjoying well-proportioned accommodation arranged over three floors, together with a landscaped northwest-facing rear garden. The property is conveniently situated within Wood Street and is offered for sale with **no onward chain**.

The accommodation briefly comprises an entrance portico leading into the living room, featuring a bay window to the front, which opens through to a further sitting room with stairs rising to the first floor. There is also a ground floor bathroom and, to the rear, a particularly well-proportioned kitchen/dining room with large patio doors providing access and views over the rear garden.

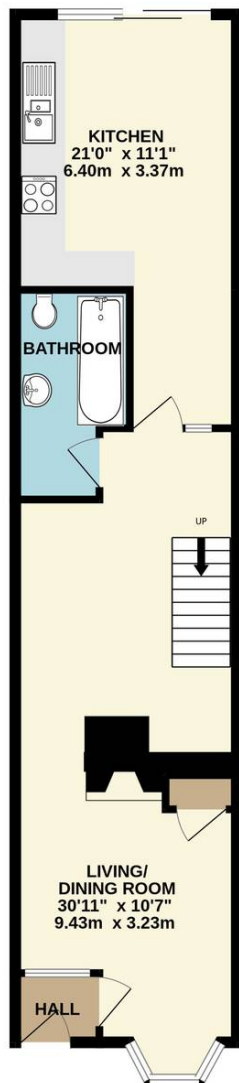
On the first floor are two bedrooms, with a further staircase leading to a useful loft room providing additional versatile accommodation.

Outside, the rear garden has been landscaped with ease of maintenance in mind and enjoys a **northwest-facing aspect**, providing a pleasant outdoor space with good late afternoon and evening light. A rear access gate provides additional convenience.

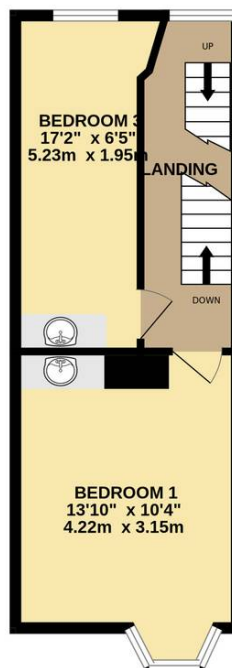
Wood Street is well situated for access to Taunton town centre, which offers an excellent range of shopping, recreational and leisure facilities. Taunton also benefits from a mainline railway station providing direct services to London Paddington, whilst Junction 25 of the M5 motorway is approximately 2 miles distant. The town is well served by a range of primary and secondary schools together with numerous amenities.



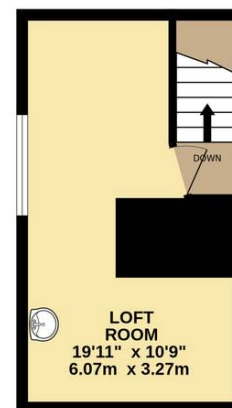
GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

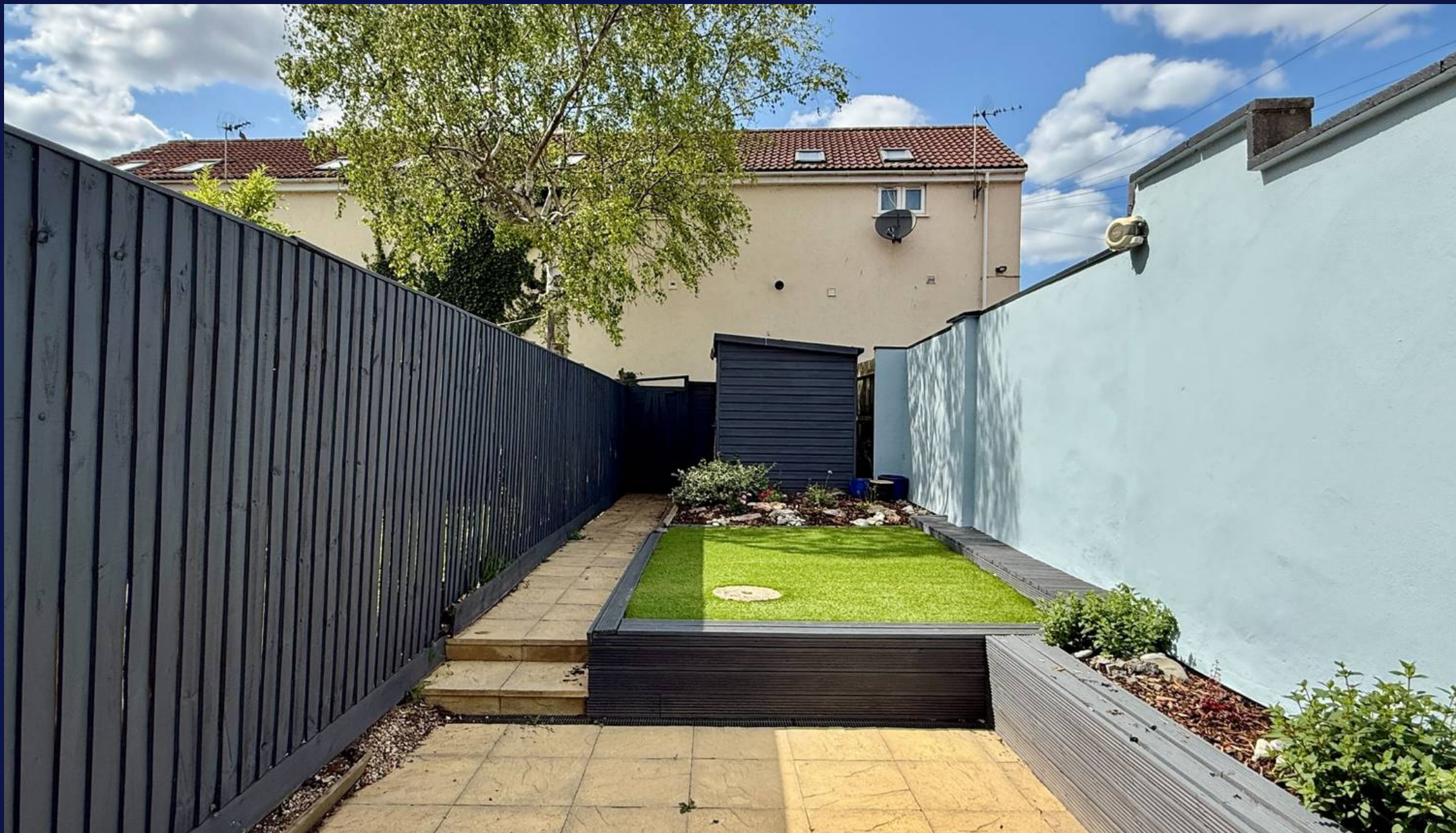


2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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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