



**WARE & CO**  
estate and letting agents

**Church View Mansfield Road, Taunton – TA1 3NJ**  
**£140,000**

# Church View, Mansfield Road

Taunton

- Stunning ground floor apartment
- Fully refitted in a contemporary style throughout
- Living room with modern décor
- Stylish kitchen with integrated appliances
- Double bedroom with ensuite shower room
- Garden room with glazed doors opening onto the garden
- Beautifully landscaped south-west facing gardens
- High degree of privacy
- Option to purchase furniture and white goods
- Outside lighting and lock-up store

**TOTAL FLOOR AREA** 31 sq.m.

**TENURE** Share of Freehold

**COUNCIL TAX** Somerset Council Tax Band A. Charges payable for 2026/27 - £1,802.78

**SERVICES** Main services of electricity, water and drainage are connected. Broadband speeds of up to 152mbps are available. Good mobile signal across the four main networks.

EPC Energy Efficiency Rating: E



A beautifully refitted ground floor apartment, finished in a sleek contemporary style and complemented by exceptional landscaped gardens enjoying a sunny south-westerly aspect. This is a rare opportunity to acquire a truly "turn-key" home, with the option to purchase the furniture and white goods by separate negotiation.

The accommodation is thoughtfully arranged and immaculately presented throughout. A welcoming living room provides a comfortable and stylish space for relaxation, while the adjoining kitchen has been refitted with a modern range of units and integrated appliances, offering both practicality and clean-lined design.

The bedroom is well-proportioned and benefits from a smart ensuite shower room, fitted with a tiled shower cubicle, low level WC and wash hand basin, all finished to a high standard.

A particular highlight of the property is the garden room, a superb addition with glazed doors opening to two sides, seamlessly connecting the interior with the outside space and creating an ideal setting for dining or entertaining.





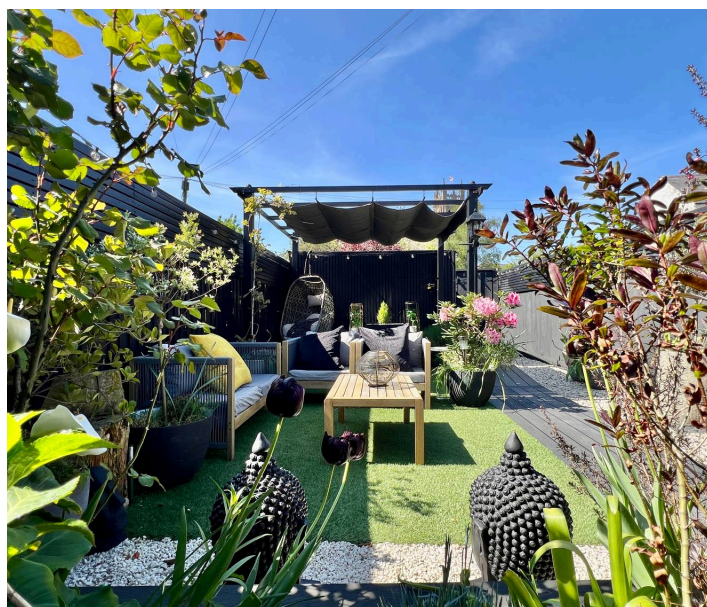
Externally, the apartment boasts stunning landscaped gardens designed for both enjoyment and privacy. With a south-west facing orientation, the gardens capture the afternoon and evening sun and feature a variety of seating areas, outside lighting, a pergola providing shaded seating, and a useful lock-up store.

This property is perfectly suited to buyers seeking a low-maintenance yet stylish home with exceptional outdoor space.

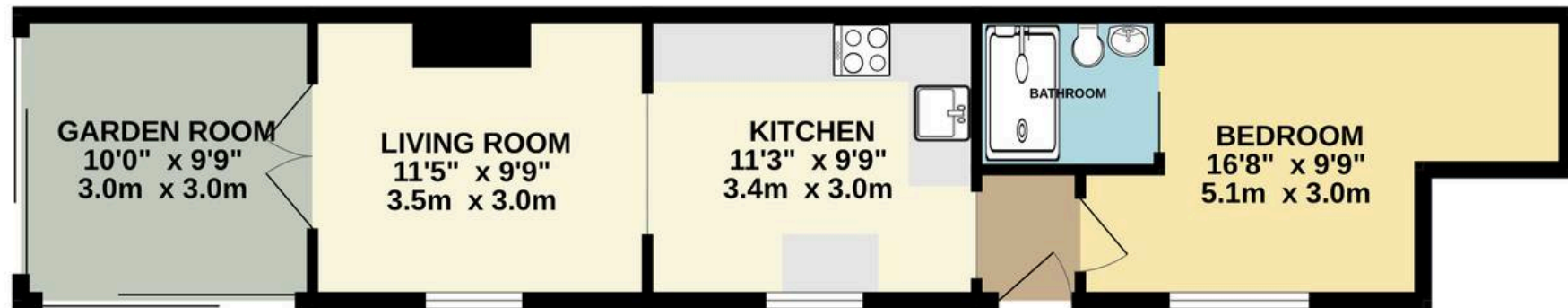
Mansfield Road enjoys a highly convenient position close to the heart of Taunton, placing a wide range of amenities within easy reach. The town centre offers an excellent selection of shops, cafés, restaurants and leisure facilities, along with the popular county cricket ground and riverside walks.

Taunton's mainline railway station is readily accessible, providing direct links to London Paddington and the South West, making the location particularly appealing for commuters. There are also good road connections to the M5 motorway.

Despite its central setting, the area retains a sense of privacy and accessibility to nearby green spaces, offering an ideal balance between town living and everyday convenience.



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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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