



**WARE & CO**  
estate and letting agents

**32 Spencer Avenue, Taunton – TA2 6JP**  
**£260,000**

# 32 Spencer Avenue

Taunton

- No onward chain
- Three-bedroom family home
- Living room to the front aspect
- Separate dining room
- Kitchen with fitted units, range cooker and appliance recesses
- Conservatory with adjoining store room
- First floor shower room
- Enclosed rear garden with shed
- Gated rear access
- Garage in nearby block

**TOTAL FLOOR AREA** 93 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band C.  
Charges payable for 2026/27 - £2,403.72

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

EPC Energy Efficiency Rating: C





A well-proportioned three-bedroom family home offered to the market with no onward chain, conveniently positioned in a popular residential area close to Greenway Park. This property presents an excellent opportunity for buyers seeking a home with scope to personalise, benefitting from a garage, conservatory, and enclosed rear garden.

The property is entered via an entrance hall with stairs rising to the first floor and a door leading into the front aspect living room. To the rear, a separate dining room provides an ideal space for family meals and entertaining, with access through to the kitchen. The kitchen is fitted with a range of units, incorporates a range cooker, and provides recesses for appliances. There is a conservatory to the rear, offering additional reception space and enjoying views over the rear garden. A useful store room is located off the conservatory.

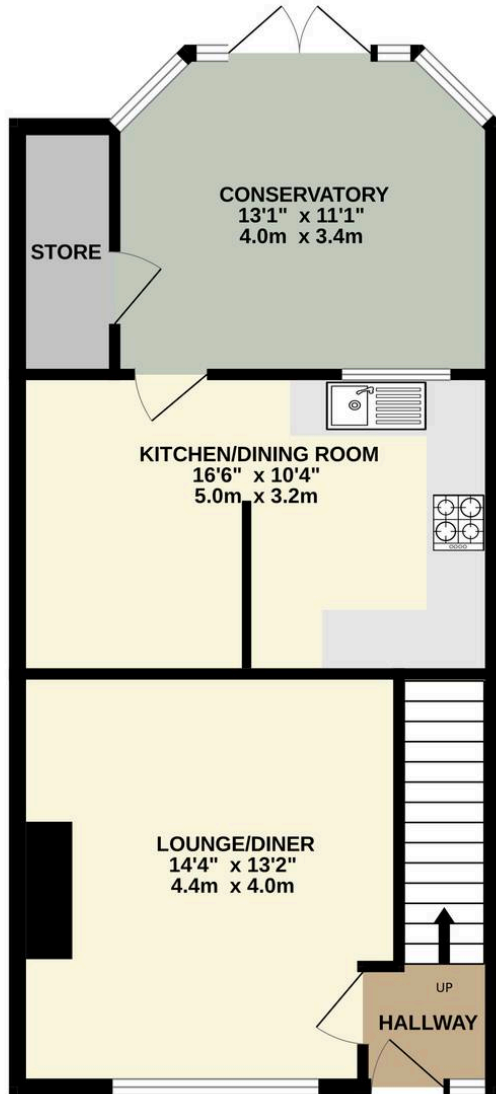
On the first floor, there are three bedrooms along with a shower room, providing practical and comfortable accommodation for families or downsizers alike.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn with a timber garden shed and gated rear access. A garage is located to the rear in a small block, offering secure parking or additional storage.

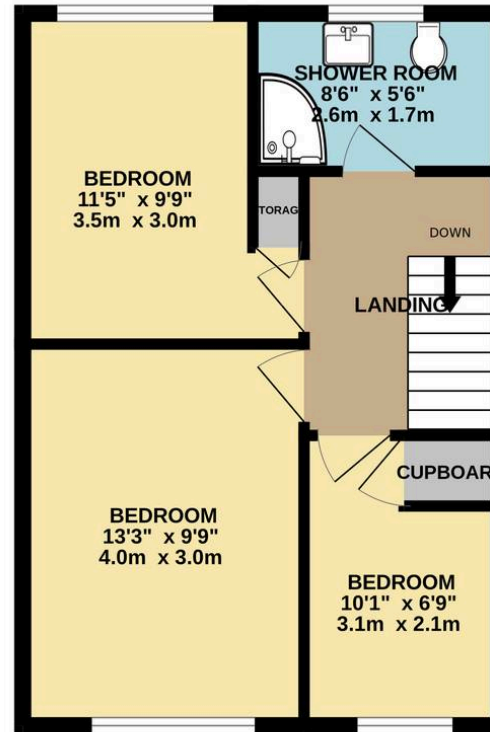
Spencer Avenue is situated within a well-established residential area on the outskirts of Taunton, offering a balance of convenience and accessibility. The property is located close to Greenway Park, providing open green space ideal for recreation and leisure. Taunton town centre is within easy reach, offering a comprehensive range of shopping, dining, and leisure facilities, along with mainline railway connections to London Paddington and the South West. The area is also well served by local schools, healthcare facilities, and transport links, making it a practical choice for a wide range of buyers.



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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