



Shoreditch | | Taunton | TA3 7BL

£300,000



WILSONS
ESTATE AGENTS

Nestled in the vibrant area of Shoreditch, Taunton, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 732 square feet, the property features a well-appointed reception room that welcomes you into the home, creating a warm and inviting atmosphere.

The bungalow boasts two spacious double bedrooms, perfect for accommodating family or guests. The well-designed bathroom ensures that daily routines are both practical and pleasant. The property is a period gem, showcasing character and charm that is often sought after in the market.

One of the standout features of this home is the ample parking available, with space for up to four vehicles, including a double detached garage and a driveway that can accommodate four cars. This is a rare find in such a desirable location.

The outdoor spaces are equally impressive, with a well-maintained courtyard garden that provides a serene retreat with the additional of a well, as well as a main garden at the rear of the bungalow, ideal for enjoying the fresh air or entertaining guests.

Additionally, the property benefits from gas heating and double glazing, ensuring warmth and energy efficiency throughout the year. Its proximity to local amenities means that shops, cafes, and essential services are just a stone's throw away, making everyday life convenient and enjoyable.

This semi-detached bungalow in Shoreditch is a wonderful opportunity for those seeking a comfortable home in a lively community. With its blend of period features and modern conveniences, it is sure to appeal to a variety of buyers.

Sitting/Dining Room

This charming sitting and dining room is a spacious and welcoming area featuring high vaulted ceilings with exposed beams that add character and a sense of openness. Natural light fills the room through multiple windows and a set of glazed doors, creating a bright and airy atmosphere. The room comfortably accommodates a dining table and seating area, centred around a wood-burning stove that adds warmth and a cosy focal point, making it perfect for relaxing or entertaining.

Kitchen

The kitchen is a bright and functional space, tastefully designed with pastel blue cabinetry that complements the light work surfaces. A large window above the sink allows plenty of natural daylight to flood in, offering views of the outside and creating a cheerful environment. The kitchen is equipped with modern appliances including an integrated oven and dishwasher. Decorative tiled splashbacks add a touch of style and personality to the room, while the wooden style tiled flooring enhances its warm and inviting feel.

Bedroom

This comfortable double bedroom offers a restful retreat with soft natural light filtering through a window dressed with dark curtains. The room features wooden style flooring and neutral walls, creating a calm and soothing atmosphere. It is furnished with a double bed, bedside tables, and a chest of drawers for storage, while built-in wardrobes provide additional space, keeping the room neat and uncluttered.





Bedroom 2

This smaller double bedroom is simply presented and bright, featuring a window with dark curtains overlooking the outside. It has a fitted wardrobe and neutral decor with a dark carpet underfoot, creating a practical space that could serve as a guest room, nursery, or home office.

Bathroom

The bathroom is sleek and contemporary, fitted with a white suite including a bath with an overhead shower, a toilet, and a basin housed in a dark vanity unit. Large grey tiles cover the walls and floor, giving the space a polished, modern feel. A window provides natural light and ventilation, making this a fresh and functional bathroom.

Rear Garden

The rear garden is a low-maintenance outdoor space featuring a gravel surface and a small wooden deck accessed by steps from the property. It is enclosed by fencing and planted with some mature greenery, offering a private setting for outdoor seating or dining. There is also a garden shed providing useful storage.

Front Exterior and Garage

To the front, the property benefits from a generous parking area with a gravelled driveway leading to a double garage with an up and over door. The garage is constructed with matching stone and tile, blending seamlessly with the main house. This outdoor space is enclosed with fencing and offers convenience and ample parking for multiple vehicles.

Material Information

Part A Material Information

Council Tax: C

Tenure: Freehold

Part B Material Information

Water: Mains

Heating: Gas Mains

Sewerage: Shared septic tank with neighbour

Electricity: Mains

Mobile coverage & Broadband coverage: Upto 35 Mbps

Connection: Cable

Mobile coverage: Good outdoor coverage with 02, EE, Three & Vodafone

Parking: Double garage and driveway

Construction: Stone built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.



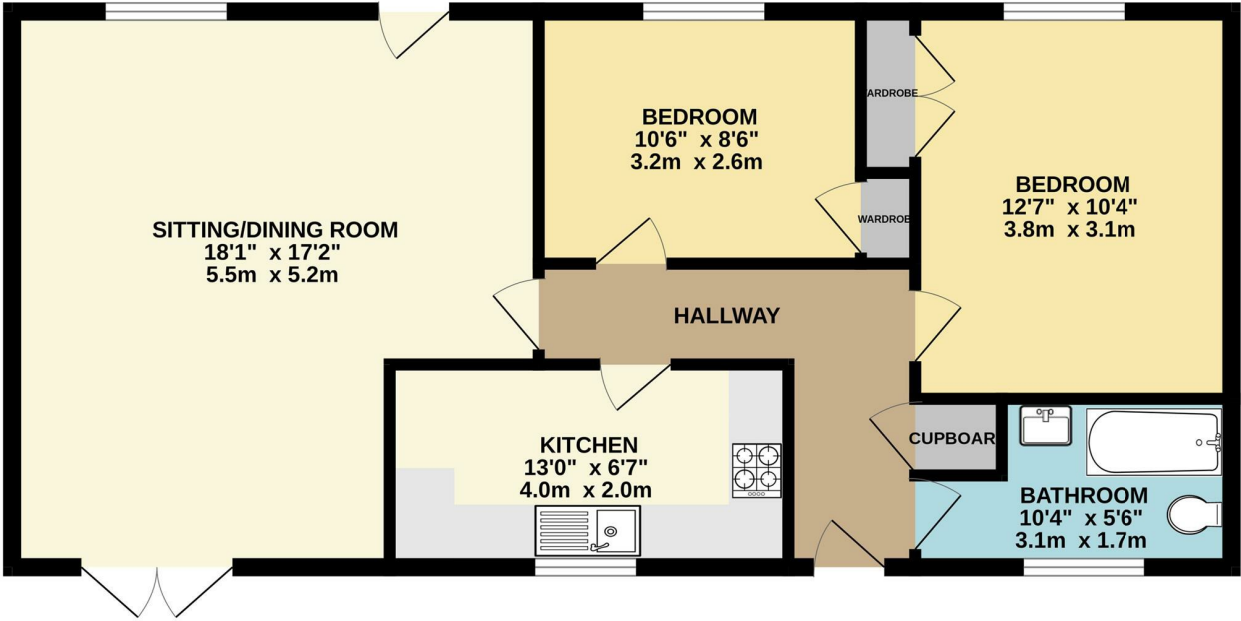
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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Council Tax Band C EPC Rating E

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