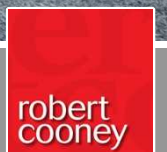




Springtide Broadlands Rise, Taunton TA1 4HL

£550,000





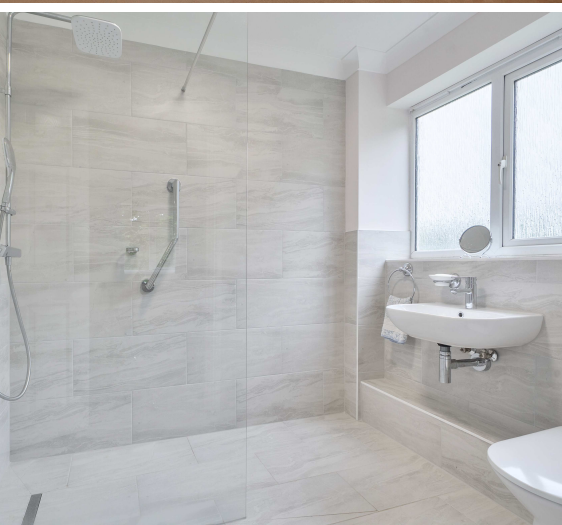
A well presented 4 bedroomed detached house in this popular location within walking distance of Vivary Park and the town centre and in The Castle School catchment with 3 reception rooms, integrated staircase to useful 3rd floor loft room which can be developed, enclosed garden to rear, garage and driveway parking. No onward chain.





Features

- Entrance Hall
- Living Room with door to garden
- Dining Room
- Conservatory with French doors to garden
- Fitted Kitchen / Breakfast Room
- Utility Room with door to garden
- Office
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite with new, modern shower / wet room
- 3 further Bedrooms
- Family Bathroom with separate shower
- Integrated staircase to useful 3rd floor Loft Room. This room has been built with a loft conversion in mind and can be developed subject to the necessary building regulations.
- Enclosed garden to rear
- Garage with automatic remote controlled garage door and driveway parking for 3 cars
- Gas central heating with newly installed boiler (2 years old)
- Double glazing
- Council tax band F
- What3words: ///news.woes.answer



Springtide, Broadlands Rise, Taunton, TA1 4HL

Approximate Area = 2171 sq ft / 201.6 sq m

Limited Use Area(s) = 590 sq ft / 54.8 sq m

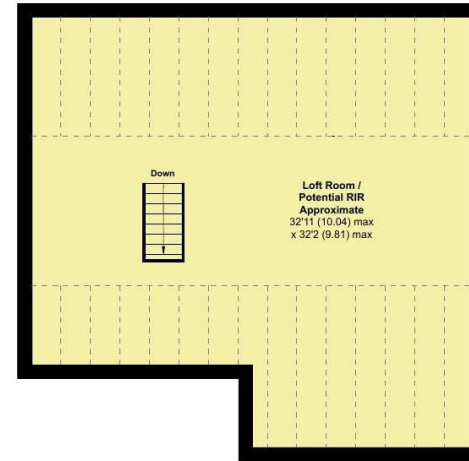
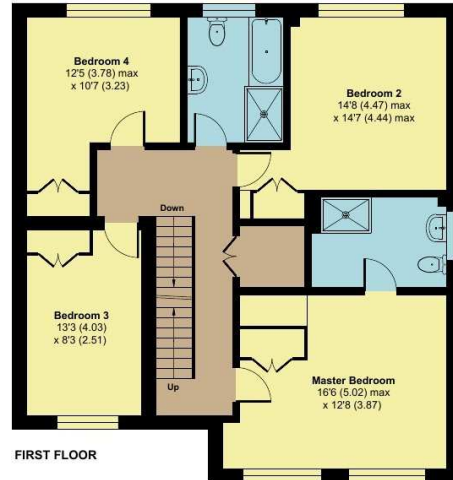
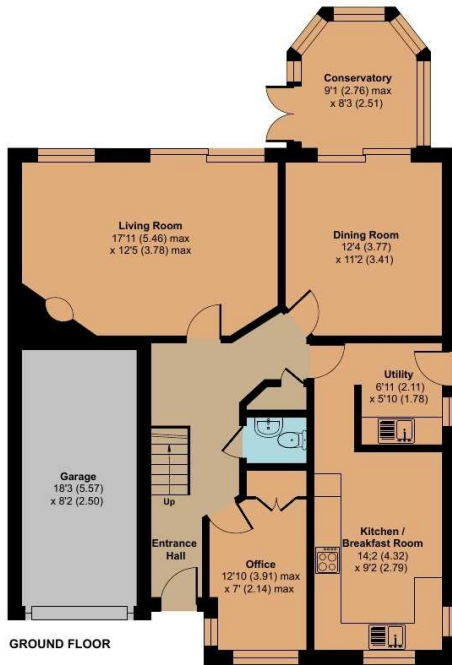
Garage = 150 sq ft / 13.9 sq m

Total = 2911 sq ft / 270.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney. REF: 1454444



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton, Somerset TA1 4AW

Telephone 01823 230 230

taunton@robertcooney.co.uk

www.robertcooney.co.uk



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**