FOR SALE

Guide Price £230,000

Herron Drive,



Charming 2-bed end-of-terrace home in sought-after Bishops Hull, Taunton. Features bright sitting room, dining room, kitchen, conservatory, modern shower room with separate WC, and private enclosed rear garden. Ideal for families or downsizers near top schools and Musgrove Park Hospital.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm

TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

A Charming Two-Bedroom End-of-Terrace Family Home in Sought-After Bishops Hull area on the western outskirts of Taunton, Heron Drive is a well-proportioned and inviting two bedroom end of terrace family home. Offering generous ground-floor living space and a private enclosed garden, this property is ideal for first-time buyers, young families, or downsizers looking for a peaceful residential setting with convenient access to local amenities.

The home welcomes you into a comfortable and bright entrance hall with a door to the sitting room, providing an ideal space to relax at the end of the day. There is a dedicated dining room, perfect for family meals and entertaining guests. Adjacent to the dining space is a practical, well-laid-out kitchen with ample storage and workspace. To the rear of the property, a light-filled conservatory extends the living accommodation further, offering lovely views over the garden and serving as a versatile second sitting area, playroom, or home office.











FIRST FLOOR

Upstairs, the property features two well-proportioned bedrooms, offering comfortable accommodation for a family or visiting guests. The upper floor is served by a modern shower room alongside the added convenience of a separate WC a practical layout for busy mornings.

Outside
As an end-of-terrace property, the property enjoys a greater sense of privacy. To the rear lies a fully enclosed garden, providing a safe and secure outdoor space for children to play, summer barbecues, or quiet relaxation.

Bishops Hull is a thriving and popular community offering a relaxed atmosphere while remaining within easy reach of Taunton town centre. The property is ideally positioned close to well-regarded local schools including Bishops Hull Primary School and The Castle School as well as Musgrove Park Hospital, local shops, and scenic countryside walks.

Sitting Room c.12’2 x 11’1 (3.70m x 3.37m)

Kitchen c.9’9 max x 9’9 max (2.97m x 2.97m)

Dining Room c.8’11 x 8’4 (2.71m x 2.54m)

Conservatory c.9’9 x 6’10 (2.97m x 2.08m)

Bedroom 1 c.15’6 plus recess x 8’6 (4.72m x 3.07m)

Bedroom 2 c.11’6 max x 10’1 max (3.50m x 3.07m)

Council Tax Band: - B

Construction: - Brick under a tiled roof with double glazing.

Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

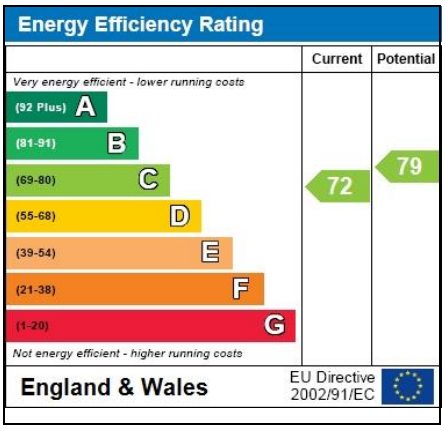












GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Directions

Head out of Taunton along Wellington Road, at the roundabout at the end turn right onto Silk Mills, Herron Drive will be found on your right, travel this road almost to the end and turn right signed Herron Drive and the property is tucked away on the right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
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