



16 Broughton Close

Taunton

- An extended and beautifully presented end of terrace home in Holway
- Garage & parking
- Private enclosed rear garden
- Summerhouse/home office with electric and light
- Extended kitchen/dining room
- Feature island and integrated appliances
- Comfortable living room
- Ground floor wc
- Three good sized bedrooms
- Refitted shower room

TOTAL FLOOR AREA: 85 sq.m.

TENURE: Freehold

COUNCIL TAX: Somerset Council Tax Band C.

Charges payable for 2025/26 - £2,294.26

SERVICES: Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available and good mobile signal across EE, O2, 3 and Vodafone (Source: Ofcom)

EPC Energy Efficiency Rating: D





A well-presented **three bedroom end of terrace house** with the advantage of an **extended kitchen/dining room**, **private enclosed garden, summerhouse and garage**, situated in this **popular and well-established residential area** of Holway.

The accommodation is both practical and stylish, beginning with an **entrance hall** providing access to a **cloakroom/WC**. The **living room** is a comfortable and inviting space, ideal for everyday living. To the rear, the property has been significantly enhanced by an **extended kitchen/dining room**, which now forms the heart of the home. The kitchen is fitted with a range of modern units and **integrated appliances**, complemented by a **feature island** and ample space for a dining table, making it perfect for entertaining. Doors open directly onto the rear garden.

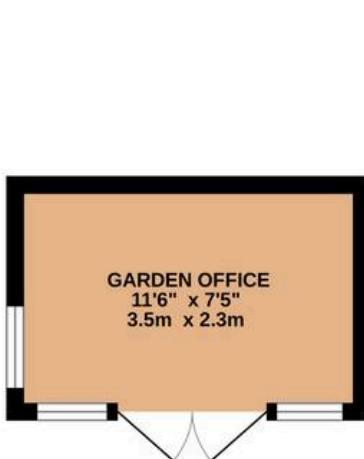
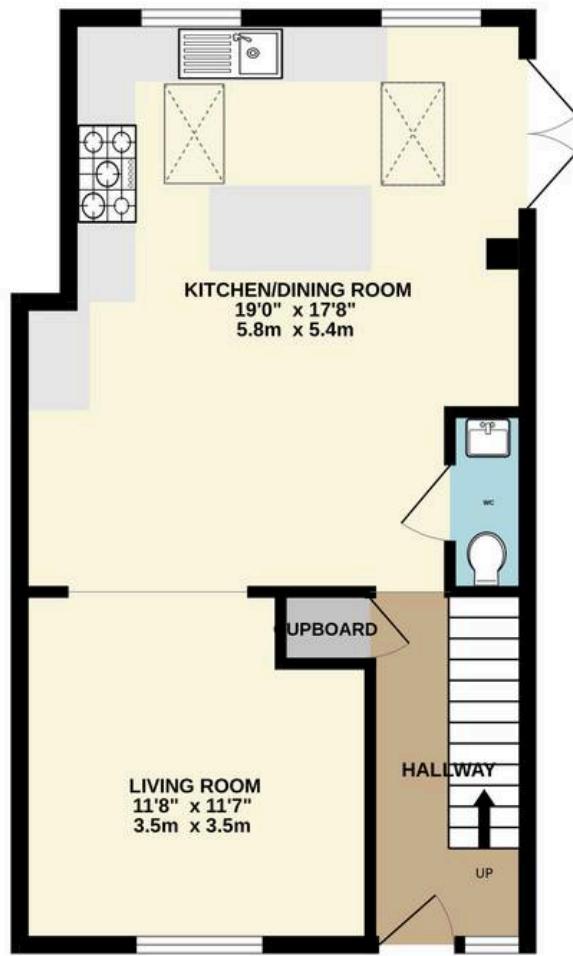
On the first floor are **three good sized bedrooms**, offering flexible accommodation for families or home working, together with a **refitted shower room**.

Outside, the property enjoys a **private and enclosed rear garden**, designed for low maintenance and relaxation. A **useful summerhouse** provides excellent additional space suitable for storage, hobbies or a home office. A **garage** is located nearby, offering further practicality.

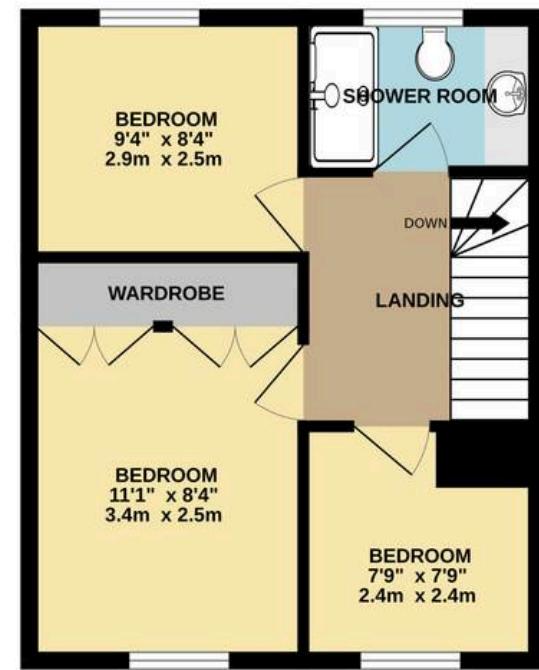
Holway is a well-regarded residential area on the eastern side of Taunton, popular for its proximity to a wide range of amenities. Local shops, schools and medical facilities are all within easy reach, while Taunton town centre offers a comprehensive range of retail, leisure and dining options. The area also benefits from good transport links, including convenient access to the A358, M5 motorway and Taunton mainline railway station with direct services to London Paddington.



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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