



13A HOLWAY AVENUE,  
TAUNTON, TA1 3AP

---

GOODMAN  
& LILLEY







# 13A HOLWAY AVENUE

## TAUNTON TA1 3AP

GUIDE PRICE  
£500,000

A modern double-fronted detached residence offering flexible accommodation over two floors. Set back from the road, it enjoys a tucked-away position with private parking, a garage, and an enclosed rear garden that backs onto Trinity School playing fields—ideal for families.

The ground floor comprises a welcoming entrance hallway with access to a downstairs cloakroom. A generously sized sitting room features a fireplace and rear-facing French doors opening onto the patio and garden, creating a bright and relaxing living space. From here, double doors lead through to the spacious kitchen/dining room, which is fitted with an array of matching wall and base units, a breakfast bar, integrated electric oven, gas hob with extractor, fridge and dishwasher. Further French doors also open onto the rear garden.

A separate utility room provides useful additional workspace and storage, with plumbing for a washing machine, a wall-mounted gas boiler, and external side access. A study/home office at the front of the property completes the ground floor layout, ideal for remote working or use as a playroom.

Upstairs, a light-filled galleried landing leads to four bedrooms. The principal bedroom features fitted wardrobes and an en-suite shower room. A second double bedroom also benefits from built-in storage and its own en-suite. Two further bedrooms are served by the main family bathroom, which is fitted with a modern white suite.

### Outside

The property is approached via a shared drive leading to a block-paved parking area with space for up to three vehicles. The semi-detached garage with pitched roof and up-and-over door provides further parking or storage space. To the rear, the enclosed garden is a standout feature—offering a paved patio, steps leading up to a level lawn, and well-stocked planting beds with mature shrubs and flowering plants. A side gate provides convenient access from the front.

### Location

Holway Avenue enjoys a reputation as one of Taunton’s most sought-after residential streets, located on the town’s southern side. With its established tree-lined character and blend of architectural styles, the area offers a peaceful yet convenient setting within half a mile of Taunton town centre. Residents benefit from excellent access to a wide range of shops, leisure facilities, and schools, including King’s College, Richard Huish College and Bishop Fox’s School. The property is also well positioned for commuters, with the M5 motorway and Taunton’s mainline railway station both easily accessible.

### Mains Services

Mains gas, electricity, water and drainage are connected. Gas central heating.

### Useful Information

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

- Attractive double-fronted detached modern home in a sought-after location
- Open-plan kitchen/dining room with integrated appliances and garden access
- Driveway parking for three vehicles plus a semi-detached garage
- Four bedrooms, including two with en-suite shower rooms
- Separate utility room and a dedicated study/home office
- Walking distance to Taunton town centre, schools, shops and amenities
- Spacious dual-aspect sitting room with feature fireplace and French doors to garden
- Beautifully maintained rear garden backing onto Trinity School playing fields
- Excellent transport links to M5 motorway and Taunton train station







Approximate Gross Internal Area = 150.8 sq m / 1623 sq ft

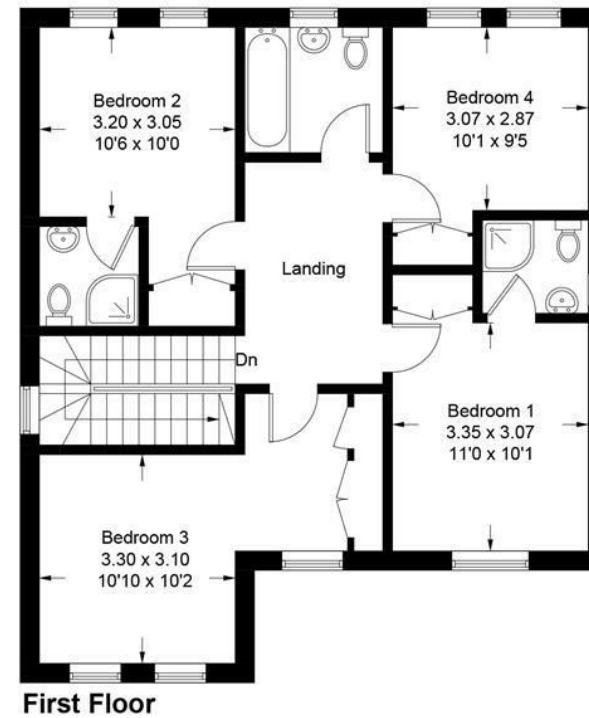
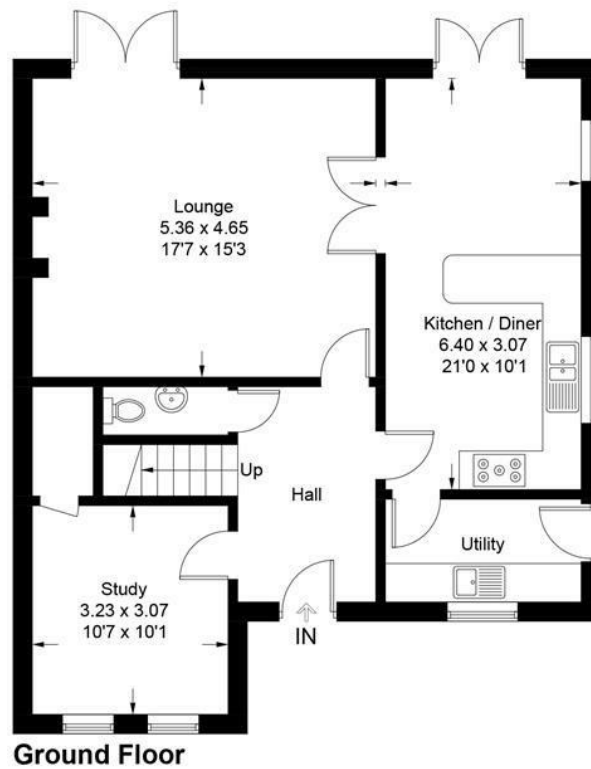


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131907)

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla