



22, Wyvern Road



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, Taunton, TA1 4RB

A rare opportunity to acquire a property with a significant plot, flexibility and long term development potential, ideal for buyers seeking a versatile family home or a development opportunity in a highly sought after setting.

- Large Plot With Potential
- No Onward Chain
- Driveway & Garage
- Quiet Cul-De-Sac Location
- Utility Room
- Beautiful Gardens
- Lapsed Planning For Detached House
- Gas Central Heating
- Council Tax band C
- Freehold

Guide Price £375,000

SITUATION

Set in one of Taunton's most desirable residential locations, about a mile south of the town centre in a peaceful, well-established setting, with nearby countryside and footpaths. The village of Trull is within a mile, offering a good range of amenities including a well-regarded primary school, while Queen's College and Musgrove Park Hospital are close by. Taunton provides an extensive range of shopping, leisure and educational facilities, along with excellent transport links, including mainline rail services to London Paddington and access to the M5 at Junction 25.



ACCOMMODATION

An entrance porch opens into a welcoming hallway with access to the principal reception rooms, useful storage cupboard and a ground floor cloakroom. The dual aspect sitting room features sliding patio doors opening directly onto the rear garden, creating an excellent main living area. This flows through to a well proportioned dining room, enjoying attractive views across the garden. The kitchen is light and functional, fitted with a range of wall and base units, electric hob with extractor over, oven, larder cupboard and space for appliances. A separate utility room provides further storage and space for white goods, with a door giving access to the garden.

To the first floor are two particularly spacious double bedrooms and a further single bedroom, all benefiting from built in wardrobes and pleasant outlooks over the impressive rear garden. A family bathroom with shower, WC and wash hand basin completes the accommodation.

OUTSIDE

Externally, the property occupies a notably generous south facing plot extending to just under a third of an acre, which is a rare feature for this location and a key highlight of the property. The beautiful garden is well established and thoughtfully arranged into a variety of sections, including areas of lawn, patio seating, pergola, mature trees, shrubs and well stocked borders, providing privacy.

The size of the plot offers excellent scope for extension, remodelling or further development, subject to the necessary consents. There is a single garage, side access to the front and front gardens either side of a driveway with parking for multiple vehicles.

PLANNING PERMISSION:

Importantly, the plot has previously benefitted from lapsed planning permission for a detached four bedroom dwelling, achieved by dividing up the garden, indicating strong potential for similar future proposals, subject to planning approval. For more information please contact Stags.

SERVICES

All mains services connected. Mobile signal is good outdoor and variable in-home with EE, other major networks are also available. Standard, superfast & ultrafast broadband available via Openreach, AllPoints Fibre - (Information via Ofcom). Please note the agents have not inspected or tested the services.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1208 sq ft / 112.2 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale

Bedroom 1
5.00 x 3.32m
16'5" x 10'11"

Bedroom 2
3.82 x 3.03m
12'6" x 9'11"

Bedroom 3
2.72 x 2.14m
8'11" x 7'

Down

Garage
4.89 x 2.65m
16'1" x 8'8"

First Floor

Sitting Room
5.01 x 3.32m
16'5" x 10'11"

Sitting Room
3.82 x 3.02m
12'6" x 9'11"

Kitchen / Breakfast Room
3.94 x 2.83m
12'11" x 9'3"

Up

Utility
3.14 x 2.47m
10'4" x 8'1"

Ground Floor

Entrance Hall

Porch

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1454111