



FOR SALE

Guide Price £330,000

Holway Road, Taunton



A 3 bedroom semi-detached family home presented in very good decorative order throughout, available with no onward chain, situated in a sought-after location, offering sitting room, dining room, kitchen, cloakroom, family bathroom, double glazing gas, central heating, garage, parking and a fully enclosed garden.





Accommodation

Front door opening to:-

Entrance Hall

With a double glazed window to the side aspect, stairs to the first floor accommodation, radiator, ceiling light, door to:-

Cloakroom

With a double glazed window to the side aspect, wash hand basin, low-level WC, radiator, ceiling light.

Sitting Room

c.13'3 max x 11'10 (4.03m x 3.60m)

With a double glazed bay window to the front aspect, 2 radiators, gas real flame fire with decorative surround and hearth, picture rail, ceiling light.

Dining Room

c.14'8 x 11'4 (4.47m x 3.45m)

With double glazed patio doors to the rear garden, gas real flame fire with decorative surround and hearth, radiator, ceiling light.

Kitchen

c.9'3 x 7'9 (2.81m x 2.23m)

With a double glazed window to the rear aspect, double glazed door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, space and point for a gas cooker, space and plumbing for a washing machine, radiator, ceiling light.





Landing

With access to the loft space, radiator and airing cupboard with shelving, doors to:-

Bedroom 1

c.15'8 x 11'10 (4.77m x 3.60m)

With a double glazed window to the front elevation, 2 radiators, 2 wardrobes, ceiling light.

Bedroom 2

c.12'7 x 11'4 (3.83m x 3.45m)

With a double glazed window to the rear elevation, radiator, wardrobe, ceiling light.

Bedroom 3

c.7'6 plus door recess x 7'5 (2.28m x 2.26m)

With a double glazed window to the front elevation, radiator, built-in storage cupboard and ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, shaver socket, extractor fan and ceiling light.





Outside

To the front of the property there is a gravelled garden with a brick paved pathway to the front door, and the rear garden is fully enclosed offering a patio with pergola over, generously proportioned lawn with numerous shrubs and trees, there is a gated driveway providing parking and giving access to a single garage.

Council Tax Band :- C

Construction :- Rendered brick under a tiled roof with double glazing.

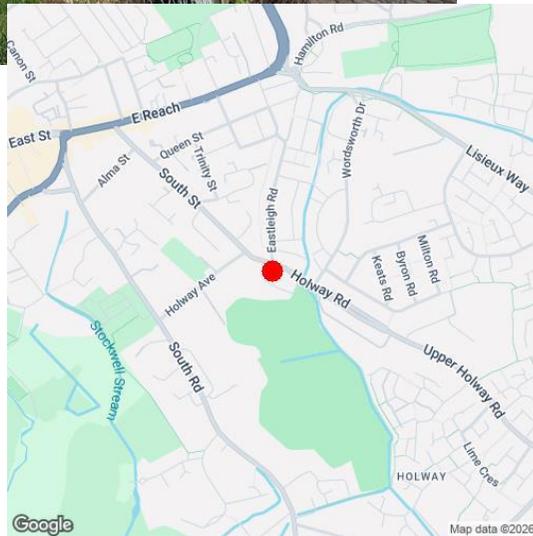
Utilities :- Mains electric, gas, water and drainage.

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

Primary School Catchment :- St James School.

Secondary School Catchment :- Bishop Fox's





Directions

From Taunton head out along Silver Street, turn left into Holway Avenue at the bottom turn right into Holway Road and the property will be found on your 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Holway Road, Taunton

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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www.trglawrenceandson.co.uk

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

