56 Kingston Road,
Taunton, Somerset TA2 7SQ
£235,000 Freehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council.
Property Location: w3w: ///fact.mini.sugar
Council Tax Band: B
Broadband Availability: Ultrafast with up to 1800Mbps download speed and 1000 Mbps upload speed
Mobile Phone Coverage: Check : https://www.ofcom.org.uk/mobile-coverage-checker.
Flood Risk: Rivers & Sea—Very Low. Surface Water—Very Low.
Agents Note: Details Accurate As Of August 2026

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

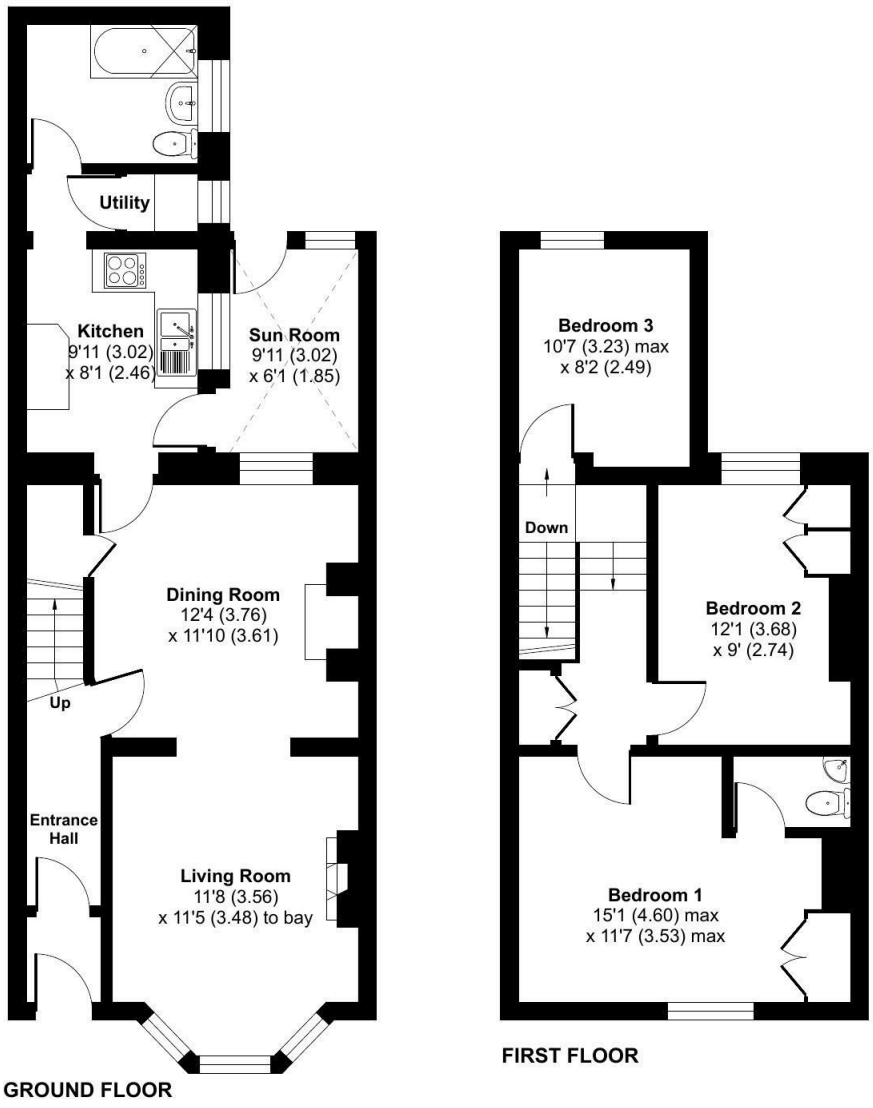
The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
WM&T

Floor Plan

Kingston Road, Taunton, TA2

Approximate Area = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1511947

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Description

- Walking Distance to Taunton Train Station
- Recently Refitted Kitchen
- Two Reception Rooms
- Gas Central Heating
- uPVC Double Glazing
- Town Centre Location
- Well Presented Accomodation
- Three Bedroom Victorian Terrace

Conveniently located within walking distance of Taunton town centre and the train station is this well-presented three-bedroom Victorian terraced home. Well cared for throughout, the property benefits from gas central heating and uPVC double glazing, as well as a brand-new kitchen and enclosed courtyard garden.



The property is set back from Kingston Road, with an area of garden to the front and steps rising to the front door. Inside, an entrance porch leads through to the hallway, which has been recently recarpeted, with stairs rising to the first floor and access into the main open-plan reception area.

Positioned to the front of the property, the living room enjoys a bay window overlooking the front aspect, while a gas fireplace with tiled surround provides a focal point to the room. An archway opens through to the dining area, which offers plenty of room for family dining or entertaining, together with useful understairs storage and a second fireplace, with exposed brickwork.

The kitchen has been recently refitted and provides a range of modern matching wall and base units with wood-effect worktops, tiled flooring and space for a fridge/freezer and cooker. Off the kitchen is an additional lean-to area, which could provide useful storage or an additional seating area, with direct access into the garden. To the rear is a useful utility cupboard with space for a washing machine, along with the downstairs bathroom, fitted with a bath with shower over, wash hand basin, WC and heated towel rail.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobe space, together with an additional Saniflo WC and wash hand basin for added convenience. The second bedroom also features built-in wardrobe space and provides access to the airing cupboard, which houses the combi boiler.

Externally, the property has an enclosed courtyard garden, with room for seating or alfresco dining, along with useful rear pedestrian access from Cherry Grove, situated just behind the property.

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