36 Priory Park,

Taunton, Somerset, TA1 1PX

£279,950 Freehold

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Wilkie May & Tuckwood













GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: ///third.steep.brave
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.
Mobile Phone Coverage: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea - Low. Surface Water - Very Low.
Agents Note: Sales particulars correct as of November 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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

Priory Park, Taunton, TA1

Approximate Area = 1416 sq ft / 131.5 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: 1547280

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Description

- Four Bedrooms
- Three Storey Townhouse
- Garage & Off Road Parking
- Double Glazed
- Mains Gas Central Heating
- Low Maintanence Front & Rear Garden
- Close To Train Station
- Walking Distance To Town Centre
- No Onward Chain

A four bedroom, three storey townhouse offering spacious accommodation, together with a single garage and gated off road parking. Ideally positioned close to the River Tone and within walking distance of the railway station, town centre and local amenities. The property, which would benefit from some cosmetic updating, offers an excellent opportunity for a buyer to put their own stamp on it. Offered to the market with vacant possession and no onward chain.



The accommodation is arranged over three floors and briefly comprises; a front entrance door leading into an entrance hallway, with stairs rising to the first floor and doors providing access to the cloakroom, garage and kitchen/dining room. The useful ground floor cloakroom comprises a low level WC and wash hand basin.

The kitchen/dining room is fitted with a selection of matching wall and base storage cupboards, with work surfaces over, a stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine or dishwasher, and an integrated electric oven, hob and extractor fan. Further benefits include recessed spotlighting, two windows overlooking the rear garden and a door providing direct access outside.

On the first floor, there is a good sized living room positioned to the rear of the property, together with a bedroom featuring integrated wardrobes and an en-suite shower room comprising a shower cubicle, low level WC and wash hand basin.

The second floor provides three further bedrooms, including the master bedroom which benefits from an en-suite shower room. There is also a family bathroom fitted with a panelled bath with shower over, low level WC and wash hand basin. The garage has been partially converted to provide a useful utility/hobbies area, with power, lighting and an electric roller door.

Outside, the rear garden is designed for ease of maintenance and is laid predominantly to gravel chippings and decking. A timber gate provides access directly into Priory Park. To the front, there is a gated driveway providing off-road parking for one vehicle, alongside a further area of garden laid to decking.

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