

Cheddon Road | | Taunton | TA2 7AY

Asking Price £280,000

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Nestled on Cheddon Road in the charming town of Taunton, Somerset, this delightful end-terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,044 square feet, the property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. With its older charm, this property retains a sense of warmth and history, making it a unique find in the area.

One of the standout features of this home is the off-road parking available at the rear, providing a secure and accessible space for one vehicle. This is a valuable asset in a bustling town like Taunton, where parking can often be a challenge.

The location on Cheddon Road offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Whether you are looking to settle down in a vibrant community or seeking a sound investment opportunity, this property presents a wonderful chance to create a home filled with memories. Don't miss the opportunity to view this charming end-terrace house, where comfort and convenience await.

Sitting Room
12'12" x 10'10" (3.96m x 3.30m)
This inviting sitting room welcomes you with a bright bay window that allows soft natural light to fill the space. The room is carpeted for comfort and features neutral walls, creating a calm and cosy atmosphere that is perfect for relaxing or entertaining guests with a newly fitted log burner.

Dining Room
11'12" x 10'11" (3.65m x 3.32m)
The dining room offers a warm and intimate setting for meals, with a charming feature wall decorated in subtle floral patterns. A wooden display cabinet adds character and storage, while the neutral carpet and walls maintain a welcoming and versatile environment.

Kitchen
17'8" x 8'10" (5.38m x 2.69m)
The kitchen is a practical and well-equipped space with a long run of white cabinetry, wooden countertops, for easy maintenance. It features an oven and hob, a freestanding fridge-freezer, and a dishwasher beneath the work surface. A window above the sink provides natural light, and the room includes a breakfast bar area with seating, ideal for casual dining or morning coffee.

Utility Room
6' x 4'8" (1.83m x 1.42m)
This handy utility room, adjoining the kitchen, includes a WC with a wash basin and toilet, finished with simple, clean decor. The utility space provides additional room for household appliances and storage, making it a practical addition to the home.

Bedroom 1
11'12" x 10'9" (3.65m x 3.27m)
The main bedroom is a serene retreat, featuring a soft cream colour palette with patterned wallpaper adding subtle interest. A large window brings in plentiful daylight, and fitted mirrored wardrobes provide ample storage while enhancing the sense of space. The room is carpeted for comfort and includes bedside tables and a dressing stool.

Bedroom 2
11'11" x 8'5" (3.63m x 2.56m)
This bedroom features a contemporary style with a grey upholstered bed and matching bedside table. The walls have a modern brick effect wallpaper, and the room is finished with a dark carpet, creating a cosy and stylish sleeping space with a window overlooking the outside.







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Bedroom 3
8'11" x 7'9" (2.72m x 2.36m)
This single bedroom is modest in size but thoughtfully arranged with a single bed and bedside table. The walls are painted white, and the room is carpeted in a darker tone. A window allows natural light to brighten the space, making it suitable for a child's room or guest accommodation.

Shower Room
The shower room provides a modern and clean environment with tiled walls and glossy black floor tiles. It includes a corner shower enclosure with sliding doors and a vanity unit with a basin beneath a window that filters in natural light. A toilet completes the room, which is practical and easy to maintain.

Landing
The first-floor landing is bright and simply decorated, carpeted in a soft grey. It connects the bedrooms and shower room, with a white balustrade and doors leading to each room, creating a clean, airy corridor space.

Rear Garden
The rear garden enjoys a well-maintained lawn bordered by dark wooden fencing that provides privacy. A paved patio area is ideal for outdoor seating or dining, complemented by shrubbery and mature trees at the far end, offering a peaceful outdoor space for relaxing and entertaining.

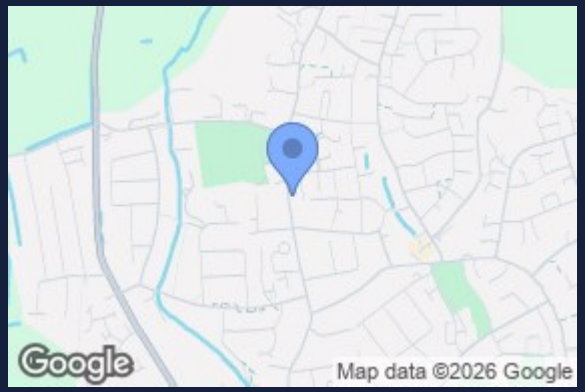
Front Exterior
The front exterior of the property boasts a traditional red brick façade with a bay window and white-framed windows. The front garden is primarily gravelled with a small path and a decorative shrub, offering a low-maintenance and tidy appearance that enhances the home's street appeal. Could be turned into extra parking.

Material Information
Part A Material Information
Council Tax: B
Tenure: Freehold

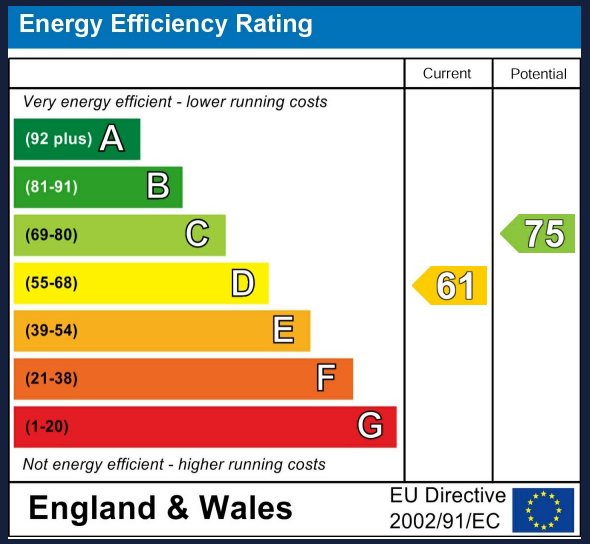
Part B Material Information
Water: Mains
Heating: Gas Mains
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: https://checker.ofcom.org.uk/
Internet connection: Fttp
Internet speed: upto 1800mbps
Mobile coverage: Good outdoor coverage with EE, 02, three and Vodafone
Parking: Off road parking
Construction: Brick built with a tiled roof

Part C
Flood & erosion risk https: //www.gov.uk/check-long-term-flood-risk
Planning N/A
Building safety N/A
Restrictions N/A
Rights and easements N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A

Disclaimer
DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.









For illustration only.
Decoration, fixtures & fittings do not represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or omissions.

Council Tax Band **B** EPC Rating **D**

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