



Holly Close | | Taunton | TA1 2QW

£290,000



WILSONS

ESTATE AGENTS

Situated proudly at the head of a quiet cul-de-sac in Holly Close, Holway, Taunton, this delightful and deceptively spacious end-terrace home offers far more than first meets the eye, complete with a garage and off-road parking.

Upon entering the property, you are welcomed by two generous reception rooms, providing flexible living space ideal for relaxing, entertaining, dining, or home working. The ground floor also benefits from a convenient downstairs W/C, useful storage space, and internal access to the garage. Large windows throughout allow natural light to flood the home, creating a bright and inviting atmosphere.

A particular highlight of the property is the impressive conservatory spanning the full width of the rear of the house. This wonderfully versatile space offers an abundance of natural light and can be adapted to suit a variety of needs, whether as an additional sitting room, dining area, playroom, or garden room.

Upstairs, the property boasts three well-proportioned double bedrooms, each providing comfortable and peaceful accommodation. The principal bedroom further benefits from built-in wardrobes, offering excellent storage solutions.

Completing the accommodation is a stylish and modern family bathroom, fitted with a contemporary walk-in shower and designed with both practicality and comfort in mind.

Holly Close enjoys a highly convenient location with easy access to local amenities, well-regarded schools, and nearby parks, making it an excellent choice for families and professionals alike. The area is renowned for its friendly community atmosphere and attractive surroundings.

In summary, this charming end-terrace home presents a fantastic opportunity to acquire a spacious and versatile property in a sought-after area of Taunton. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Conservatory/dining area

19'8" x 10'3" (5.81m x 3.12m)

This bright conservatory and dining area is wonderfully spacious and filled with natural light from the glazed roof and multiple windows. It offers ample room for a dining table and comfortable seating, creating a perfect spot for relaxing or entertaining while enjoying views over the well-tended garden. Doors lead directly to the outdoors, allowing easy access to the paved patio and surrounding greenery, blending indoor and outdoor living.

Kitchen

12'7" x 9'7" (3.83m x 2.91m)

This kitchen features a range of modern light wood cabinetry paired with darker work surfaces and tiled splashbacks in complementary earthy tones. It offers built-in appliances including an oven and hob with a stainless steel extractor hood. The layout allows for convenient movement and direct access to the conservatory/dining area, making it well suited for both cooking and casual dining.

Lounge

18'11" x 10'7" (5.77m x 3.23m)

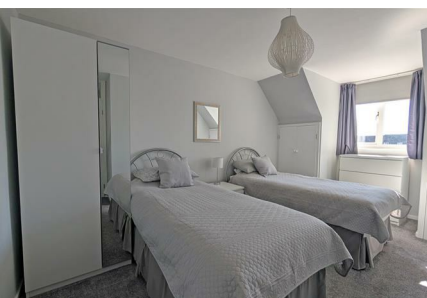
This welcoming lounge provides a relaxing atmosphere with seating arranged to face a modern fireplace. Neutral decor and carpeting create a comfortable feel, while French doors open onto the conservatory, allowing natural light to flow through and offering views of the garden beyond. The room's proportions make it ideal for both quiet evenings and social gatherings.

Dining room

11'8" x 7'11" (3.55m x 2.41m)

This dining room is bright and inviting with a large window allowing natural light to fill the space. It offers ample room for a substantial dining table and chairs, making it a practical space for family meals or entertaining guests or home office. The room features wood flooring and neutral walls, providing a versatile backdrop for various décor styles.





Bedroom One

15'6" x 8'7" (4.73m x 2.61m)

Bedroom One is a comfortable double room with soft, neutral carpeting and light walls enhancing its peaceful ambiance. A window brings in daylight, while ample built-in wardrobe storage runs along one side, offering excellent space for clothing and belongings.

Bedroom Two

11'6" x 11'6" (3.50m x 3.50m)

Bedroom Two is a generously sized double room featuring twin windows that allow plenty of natural light. The space is carpeted and painted in light shades, with built-in cupboard space for storage.

Bedroom Three

10'6" x 9'8" (3.20m x 2.95m)

Bedroom Three has carpeting and neutral décor. A window overlooks the exterior, and there is built-in storage space, making it a versatile room suitable for guests or family members.

Bathroom with shower

The contemporary bathroom is stylishly appointed with a sleek walk-in shower enclosure, modern fittings, and a built-in vanity unit positioned beneath the window. Thoughtfully designed to maximise both practicality and comfort, the space enjoys an abundance of natural light while maintaining privacy through frosted glazing.

Disclaimer

Disclaimer

Wilson's 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. Wilson's 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

Material information

Part A

C tax: C

Tenure: freehold

Estate/management charge: N/A

Part B Material Info

Water: Mains

Heating: Gas

Sewerage: Mains

Electricity: Mains

Mobile coverage: Good both indoor and outdoor <https://checker.ofcom.org.uk/>

Broadband coverage: <https://checker.ofcom.org.uk/>

Parking: garage off road

Construction: brick with tiled roof

Part C

Flood & erosion risk N/A <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

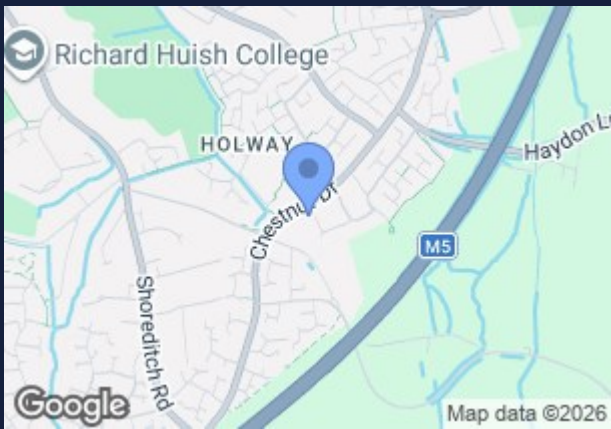
Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



- 3 double bedrooms, Complete with garage and storage
- Built around 1980
- Spacious reception rooms and separate dining room
- Large conservatory / entertaining
- Close to Taunton amenities
- Family-friendly neighbourhood
- Easy access to transport
- Ideal for families
- No Chain

Council Tax Band C EPC Rating C



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