



49 Russett Road

Taunton, Somerset, TA1 2XE

**James
Gray**

ESTATE AGENTS

A deceptively spacious family home, offering scope for improvement, with 60' long rear garden, off-road parking for 2 cars and enjoying a cul de sac location close to junction 25 of the M5 motorway



Key Features

- Deceptively spacious 3 bedroom family home
- Entrance Hall
- Fitted kitchen with door to rear garden
- Double aspect living/dining room with fireplace
- 2 large double bedrooms and good sized single bedroom
- Bath/shower room. Separate WC
- Long rear garden of about 60' with side alley access
- Rear terrace and brick built garden shed
- Driveway parking for 1-2 cars
- Cul de sac location close to Hankridge Farm and jcn 25 of M5 motorway

Services

All mains services connected. Gas central heating

EPC rating

Band D (62)

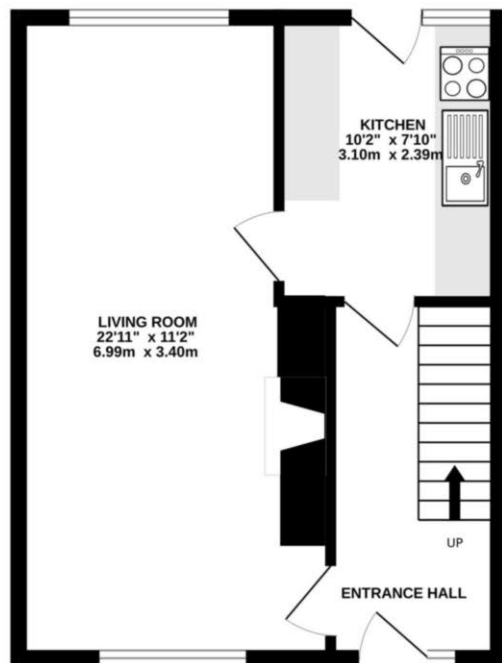
Council tax

Band B

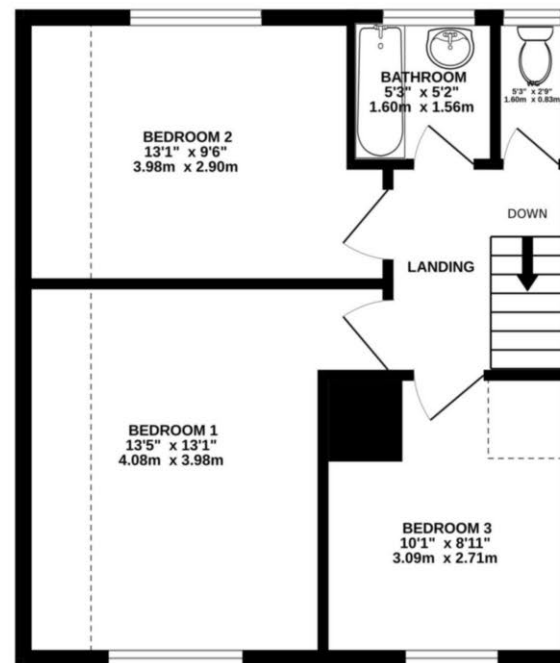




GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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