



## Whitley

Lyngford Lane, Taunton, Somerset, TA2 7LL

James  
Gray

ESTATE AGENTS

A well presented and spacious semi-detached family home, offering flexible accommodation and standing in good-sized west facing gardens with ample driveway parking and attractively situated on the northern edge of the town.



### Key features

- Entrance porch and entrance hall
- Sitting room
- Dining room with doors to rear west facing garden
- Kitchen/breakfast room
- Hobbies room, utility room and shower room
- Rear porch
- 3 bedrooms and family bathroom
- Gas central heating and double glazing
- Good sized west facing rear garden
- Front garden and driveway and ample parking

### Services

All mains services connected. Gas central heating

### EPC rating

Band C (71)

### Council tax

Band C

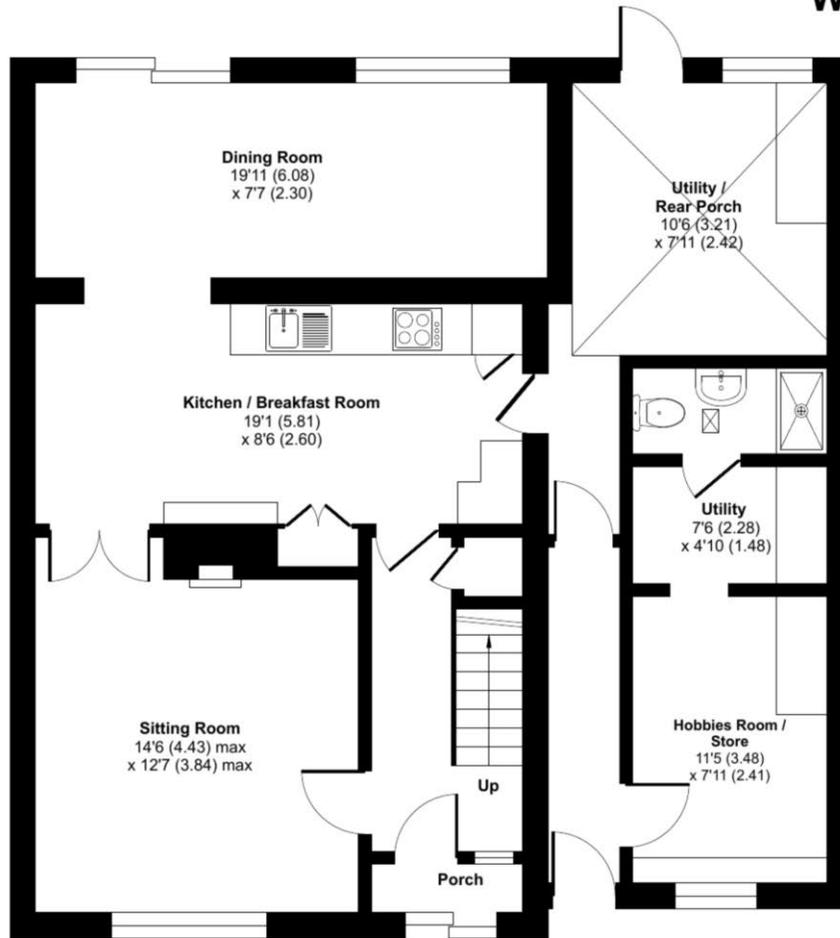




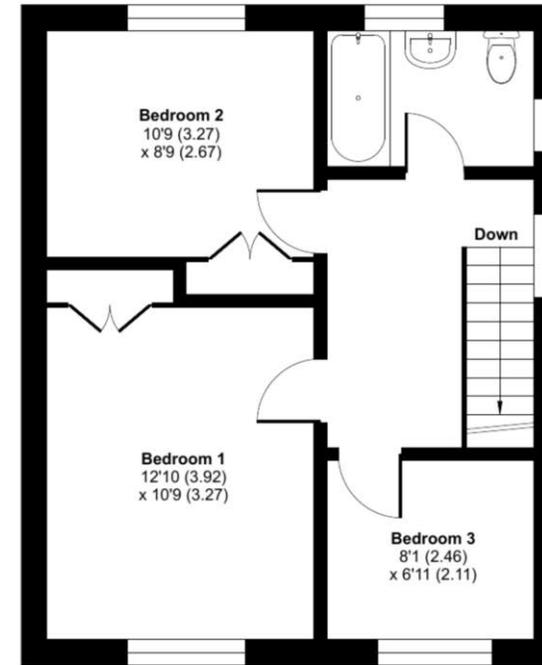
# Whitley, Lyngford Lane, Taunton, TA2

Approximate Area = 1423 sq ft / 132.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1417889

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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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