



38 Lisieux Way

- Beautifully presented and extended family home
- Convenient location close to local shops and amenities
- Landscaped rear garden with fruit trees and mature planting
- Garage and driveway parking with gated rear access
- Entrance porch and welcoming reception hall
- Generous living room with attractive log burning stove
- Superb kitchen/breakfast room with extensive cabinetry
- Spacious dining/garden room overlooking the rear garden
- Three well-proportioned first floor bedrooms
- Stylish bathroom with roll-top bath and rainfall shower

TOTAL FLOOR AREA 97 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band B. Charges payable for 2026/27 - £2,103.24

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 10,000mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: C





A simply stunning and deceptively spacious three-bedroom family home, occupying a convenient position on Lisieux Way, within easy reach of local shops, schools and amenities. Having been thoughtfully extended to both the front and rear, this exceptional property has been beautifully maintained and improved by the current owners, creating a stylish and versatile home ideally suited to modern family living.

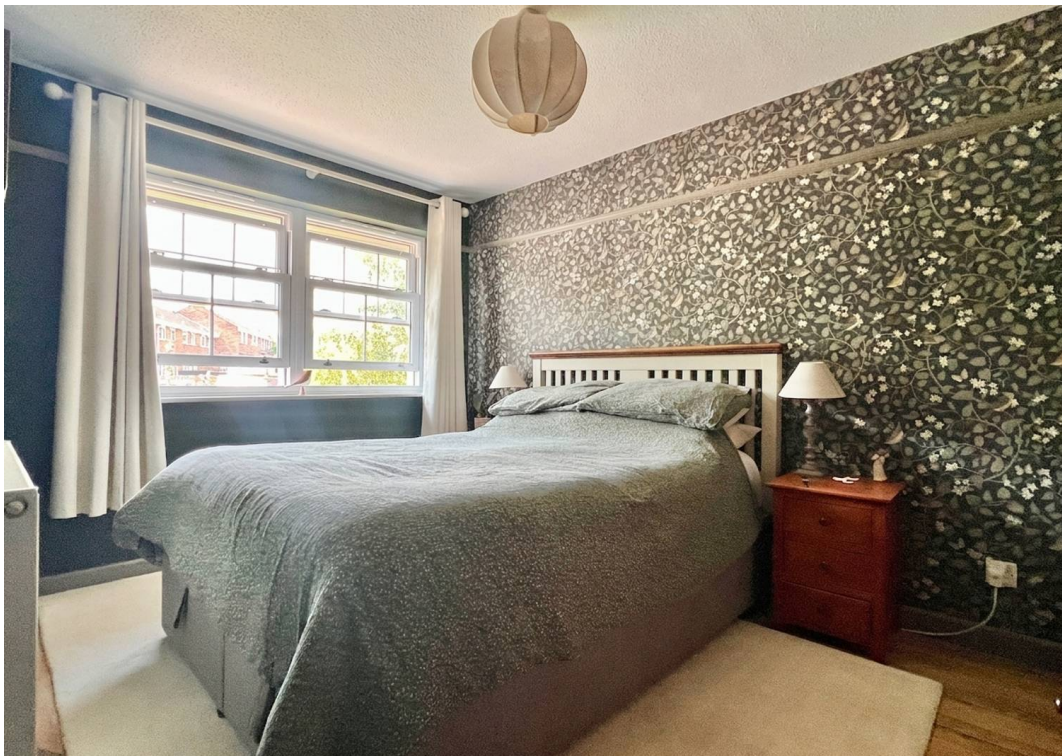
The accommodation is entered via an entrance porch leading into a welcoming reception hall with stairs rising to the first floor. The generous living room provides an inviting space to relax and features a charming log burning stove as its focal point.

Undoubtedly one of the standout features of the property is the impressive kitchen/breakfast room, fitted with an extensive range of quality base and wall mounted units, complemented by ample work surface space and room for informal dining. To the rear, a superb dining/garden room enjoys delightful views over the landscaped garden and provides an ideal space for entertaining, with direct access to the outside. On the first floor are three well-proportioned bedrooms, all presented to an excellent standard. These are served by a beautifully appointed family bathroom fitted with a classic roll-top bath with rainfall shower over, wash basin and WC.

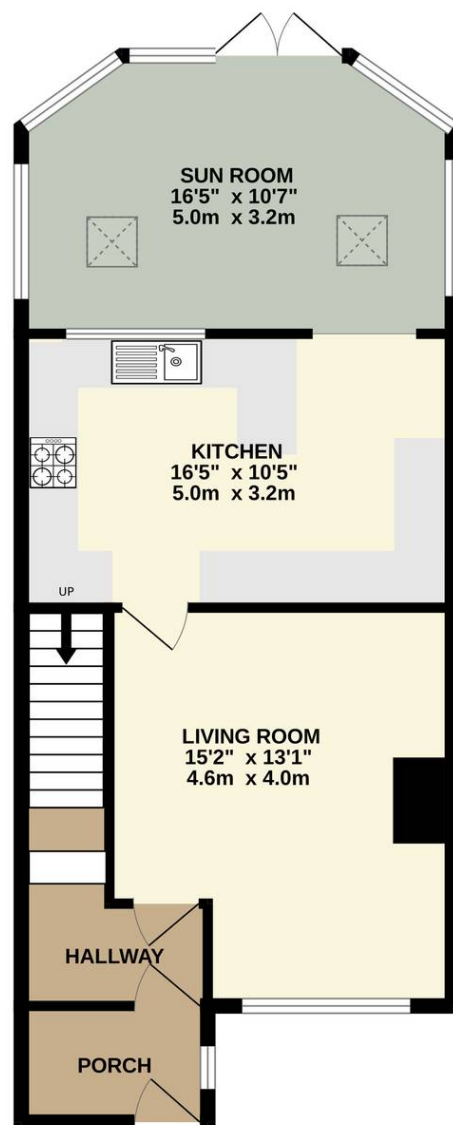
Externally, the property continues to impress. The rear garden has been lovingly landscaped to create a private oasis of calm, featuring mature planting, fruit trees, colourful flower beds and established shrubs. A paved patio provides the perfect setting for outdoor dining and entertaining, whilst a personal door gives access to the garage. An additional gate leads to the driveway parking located at the rear.

Lisieux Way is situated on the eastern side of Taunton and enjoys excellent access to a range of local amenities including convenience stores, schools and recreational facilities. The town centre offers an extensive selection of shopping, leisure and educational facilities, together with a mainline railway station providing regular services to London Paddington. Taunton also benefits from convenient access to the M5 motorway at Junction 25, making it an ideal location for commuters.

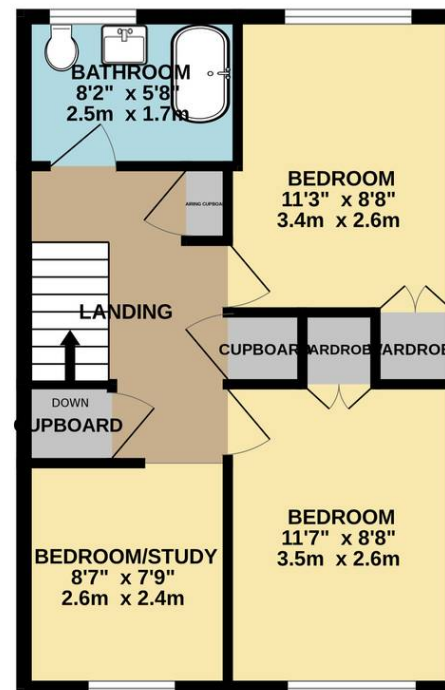




GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 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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