



20 Laxton Road

Taunton, Somerset, TA1 2UZ

**James
Gray**

ESTATE AGENTS

A well presented semi-detached home, offering light and airy accommodation with a large, south-west facing rear garden and conveniently situated close to good local amenities



Key features

- Entrance hall
- Living room with double aspect and doors to rear garden
- Modern and well fitted kitchen
- Utility room
- 2 double bedrooms
- Bath/shower room
- Gas central heating and double glazing
- Long terraced rear garden with decking
- Attractive elevated location and conveniently situated to local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band C (69)

Council tax

Band B



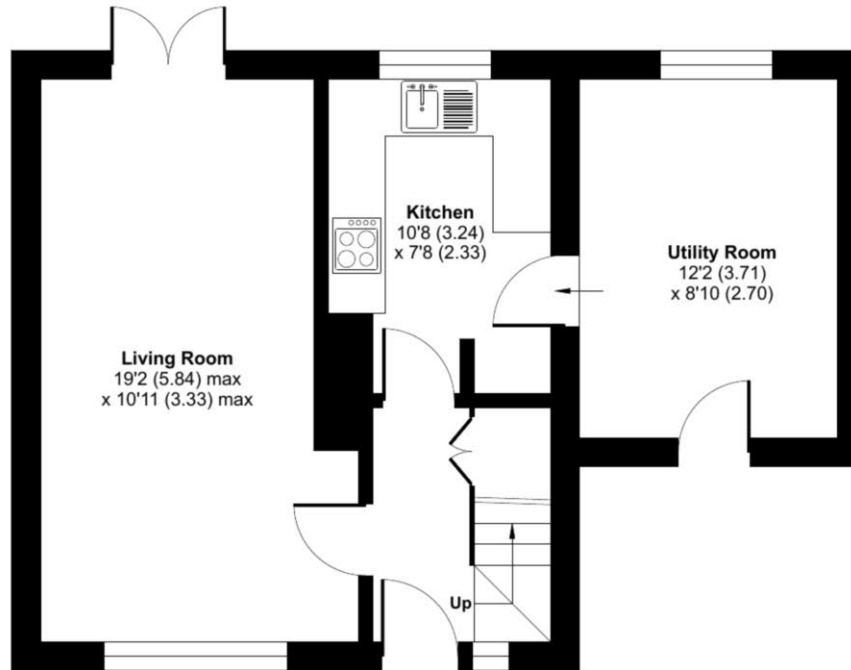




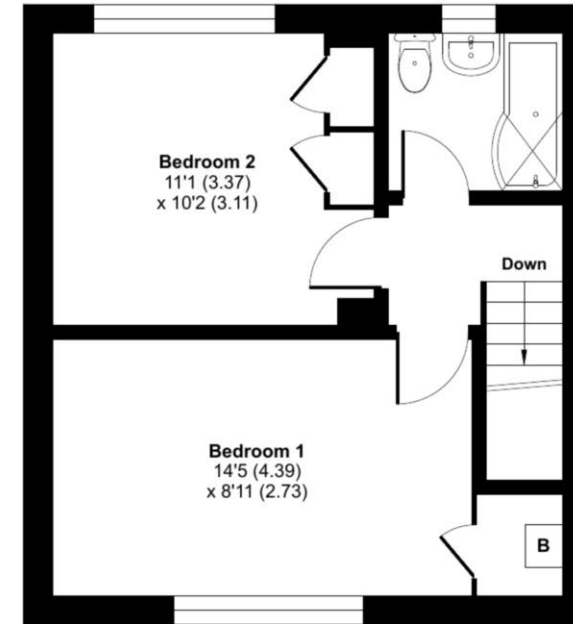
Laxton Road, Taunton, TA1

Approximate Area = 799 sq ft / 74.2 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: 1453837

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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