





# 31 Lansdowne Road

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An extended semi-detached home
- No onward chain
- Two separate reception rooms
- Extended fitted kitchen
- Three bedrooms and family bathroom
- Driveway parking
- Long enclosed rear garden
- Timber workshop
- Brick-built workshop/store/home office

## SERVICES

Gas, electricity, water and drainage connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1800mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.









Situated in a well-regarded residential area of Taunton, 31 Lansdowne Road offers excellent family accommodation with the added benefit of a large enclosed rear garden and versatile outbuildings. The property has been thoughtfully extended to provide additional living space and is available with no onward chain.

The property offers a welcoming entrance hall with stairs to the first floor, a light and airy front living room with fireplace, and a versatile second reception room opening into the extended kitchen with access to the rear garden. Upstairs are three well-proportioned bedrooms and a family bathroom, making this an ideal home for families or those seeking extra space.

### **Garden**

The property is approached over a driveway providing off-road parking to the side. To the rear lies a long enclosed garden, well suited to families and keen gardeners, offering lawn, established borders, and ample space for outdoor enjoyment. A particular feature of the home is the range of outbuildings, including a timber workshop and a substantial brick-built workshop/store, which could readily be adapted as a home office or studio. These provide excellent opportunities for hobbies, working from home, or general storage.

### **DRIVEWAY**

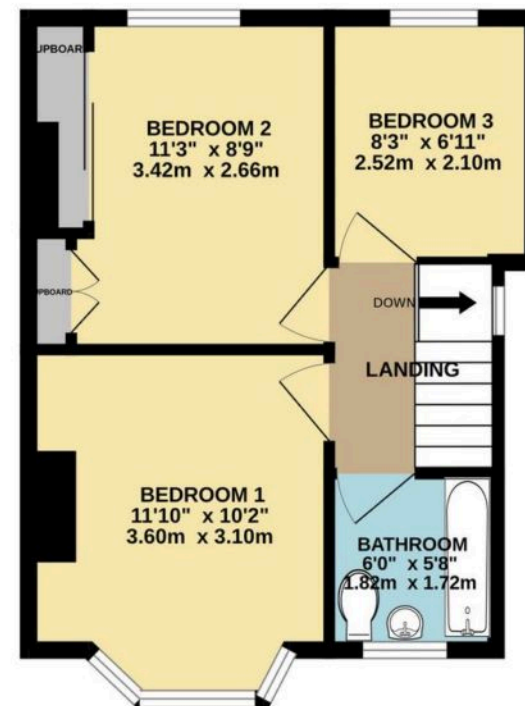
2 Parking Spaces



GROUND FLOOR



1ST FLOOR







**Ware & Co**

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