



WARE & CO
estate and letting agents

14 Middle Street, Taunton – TA1 1SJ
£200,000

14 Middle Street, Taunton

- Two-bedroom period property
- For sale with no onward chain
- Convenient for the town centre and a wide range of amenities
- Living room
- Kitchen/dining room with fitted units and access to the garden
- Two first-floor bedrooms plus study/walk-in wardrobe
- Three-piece first-floor bathroom
- Private enclosed courtyard garden with paved area, raised brick beds and lean-to shelter

TOTAL FLOOR AREA 67 sq.m.

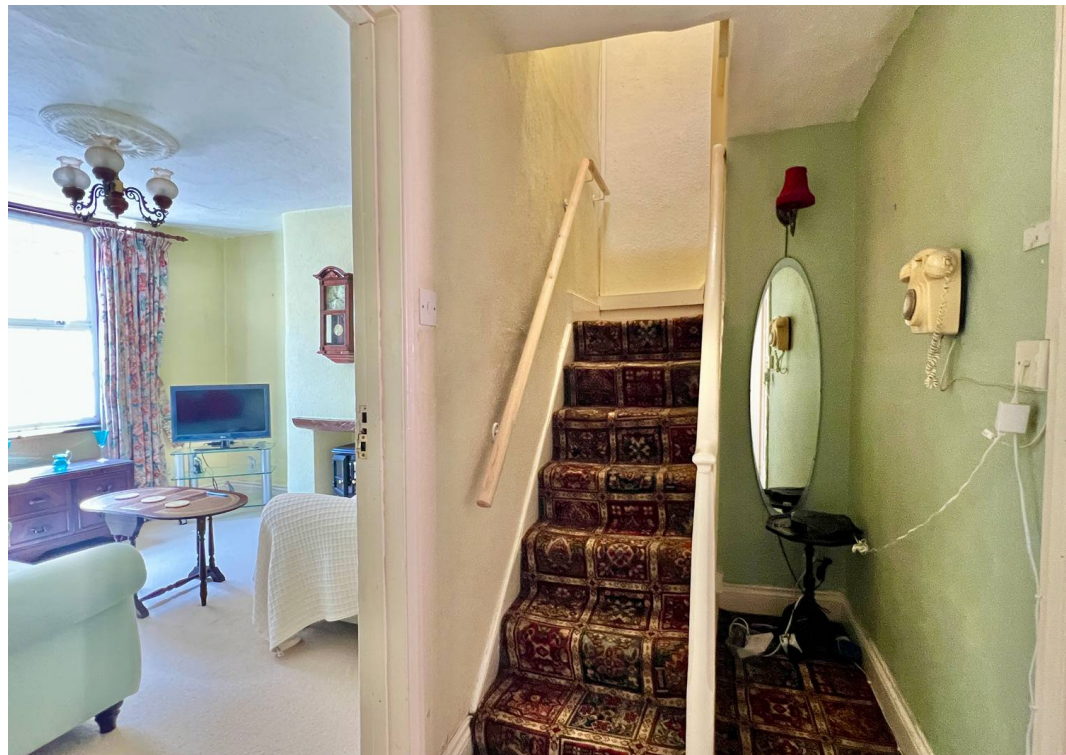
TENURE Freehold

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 1000mbps are available and good mobile across the four main networks.

EPC Energy Efficiency Rating: D





A conveniently situated two-bedroom period home located **centrally in Taunton**, within easy walking distance of the town centre and a wide and varied range of amenities. The property provides well-proportioned accommodation arranged over two floors and benefits from a particularly private enclosed courtyard garden to the rear.

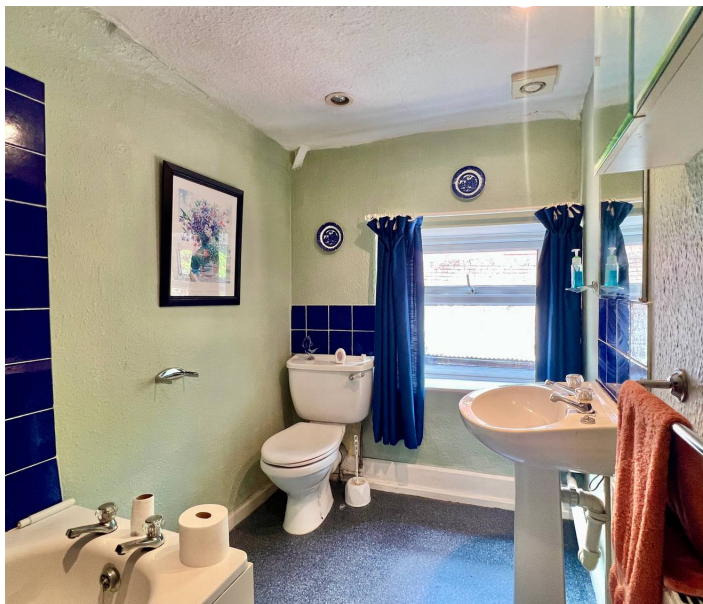
The accommodation begins with an entrance hall, with stairs rising to the first floor, leading into a comfortable living room positioned at the front of the property. To the rear is a well-appointed kitchen/dining room fitted with a range of units and providing direct access to the enclosed courtyard garden.

On the first floor are two bedrooms, together with a useful study/walk-in wardrobe and a three-piece bathroom. The property offers flexible accommodation and would make an ideal first home, investment or town-centre base.

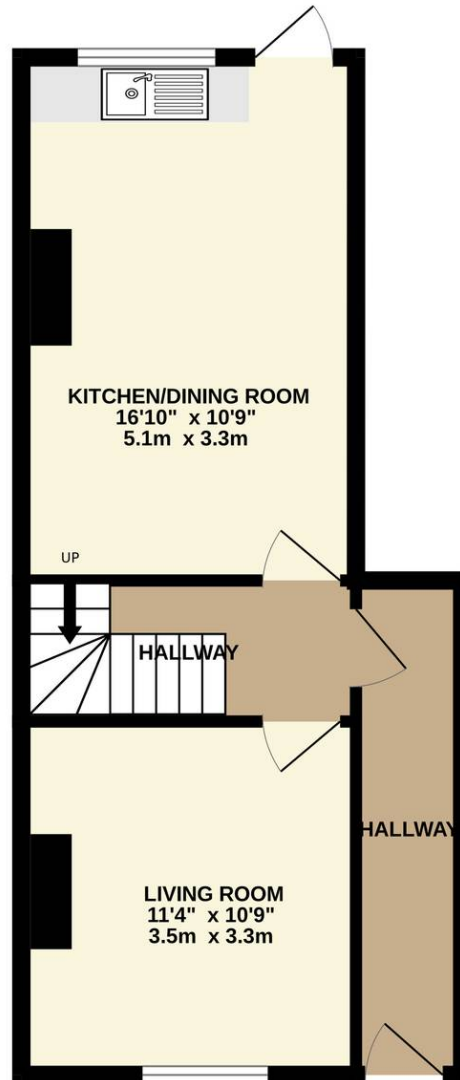
To the rear, the enclosed courtyard garden enjoys a high degree of privacy and provides a pleasant outdoor space with a paved seating area, raised brick beds and a useful lean-to shelter positioned at the far end. The covered area provides an opportunity to enjoy the garden throughout the year, whatever the weather.

The property is offered for sale with **no onward chain**, providing an excellent opportunity for those seeking a conveniently located home in the heart of Taunton.

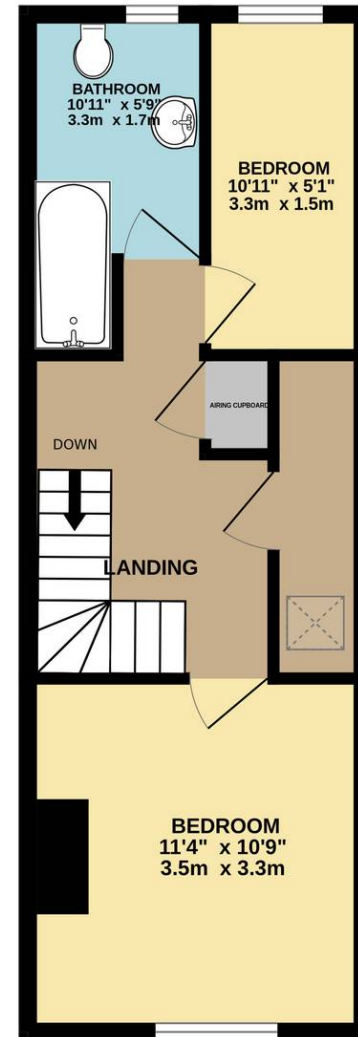
Situated centrally within Taunton, Middle Street is ideally placed for enjoying everything the town has to offer. The town centre is within easy walking distance and provides an extensive range of shops, supermarkets, cafés, restaurants, public houses and other everyday amenities. Taunton also benefits from excellent transport links, with the mainline railway station offering regular services to Bristol, Exeter, London and other destinations. Recreational facilities include the popular Vivary Park, while the M5 motorway at Junction 25 provides convenient access to the regional road network.



GROUND FLOOR
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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