



24 Buckland Road

- Spacious two bedroom semi-detached home
- Well presented throughout
- Generous living/dining room
- Fitted kitchen
- Two particularly spacious bedrooms
- Three-piece first floor bathroom
- Generous enclosed rear garden
- Covered and gated side passageway
- Useful outbuilding with potential for home office use
- Potential to create off-road parking to the front, subject to planning permission

TOTAL FLOOR AREA 65 sq.m.

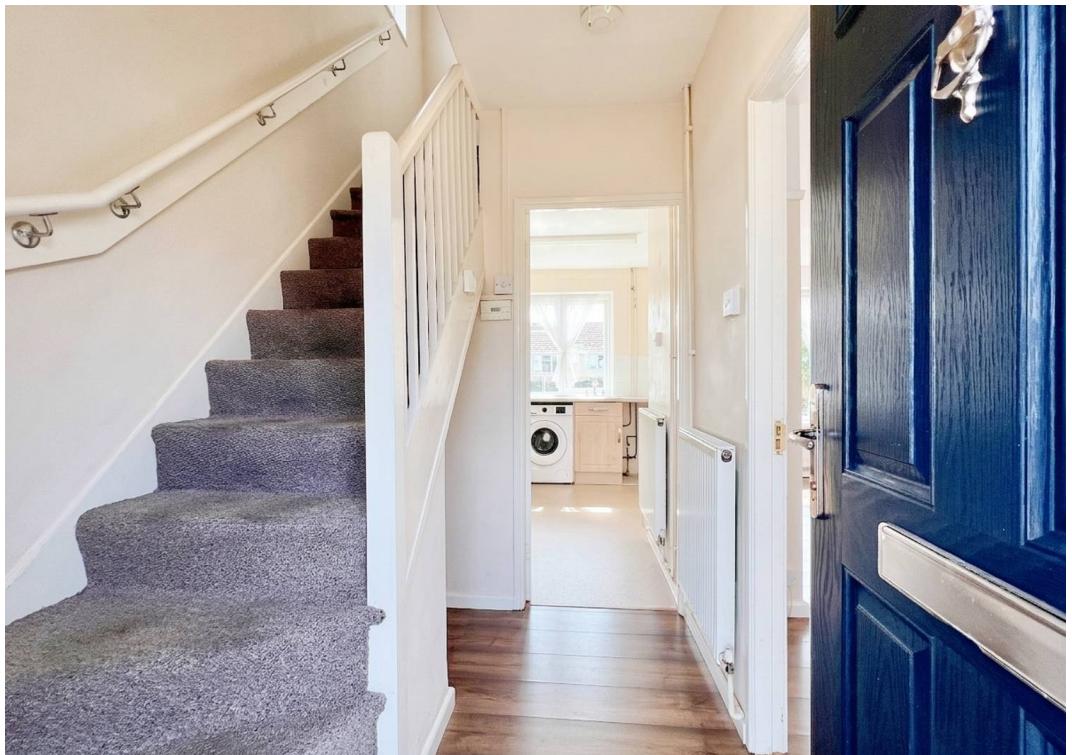
TENURE Freehold

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 1800mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: D





A spacious and well presented two bedroom semi-detached home, occupying a particularly generous plot and enjoying a lovely south east facing enclosed rear garden. The property offers well-proportioned accommodation throughout, together with useful outside storage and excellent potential to create off-road parking to the front, subject to the necessary planning permission. Several neighbouring properties have already created similar parking arrangements.

The accommodation comprises an entrance hall, a particularly spacious living/dining room and a fitted kitchen, whilst to the first floor are two generous bedrooms and a three-piece bathroom. To the side is a covered and gated passageway providing access to a useful outbuilding, currently used for storage but offering potential as a home office or hobby room.

Outside, the rear garden is a particular feature of the property. Fully enclosed and enjoying a desirable southerly aspect, it provides a generous level area of garden with excellent potential for outdoor entertaining, gardening and family enjoyment. The covered and gated side passage provides useful access to the rear and leads to a detached storage shed/outbuilding, which could potentially be adapted for use as a home office, subject to any necessary consents.

To the front, there is currently no formal off-road parking, although there is potential to create a driveway, subject to planning permission. Similar arrangements have been carried out at neighbouring properties, making this an attractive opportunity for buyers seeking additional parking.

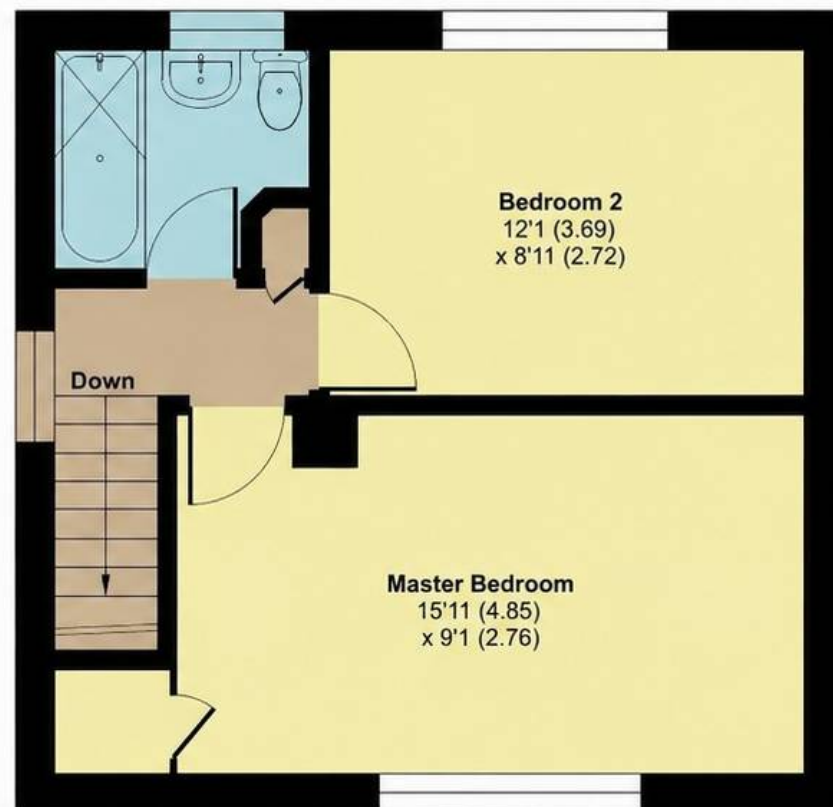
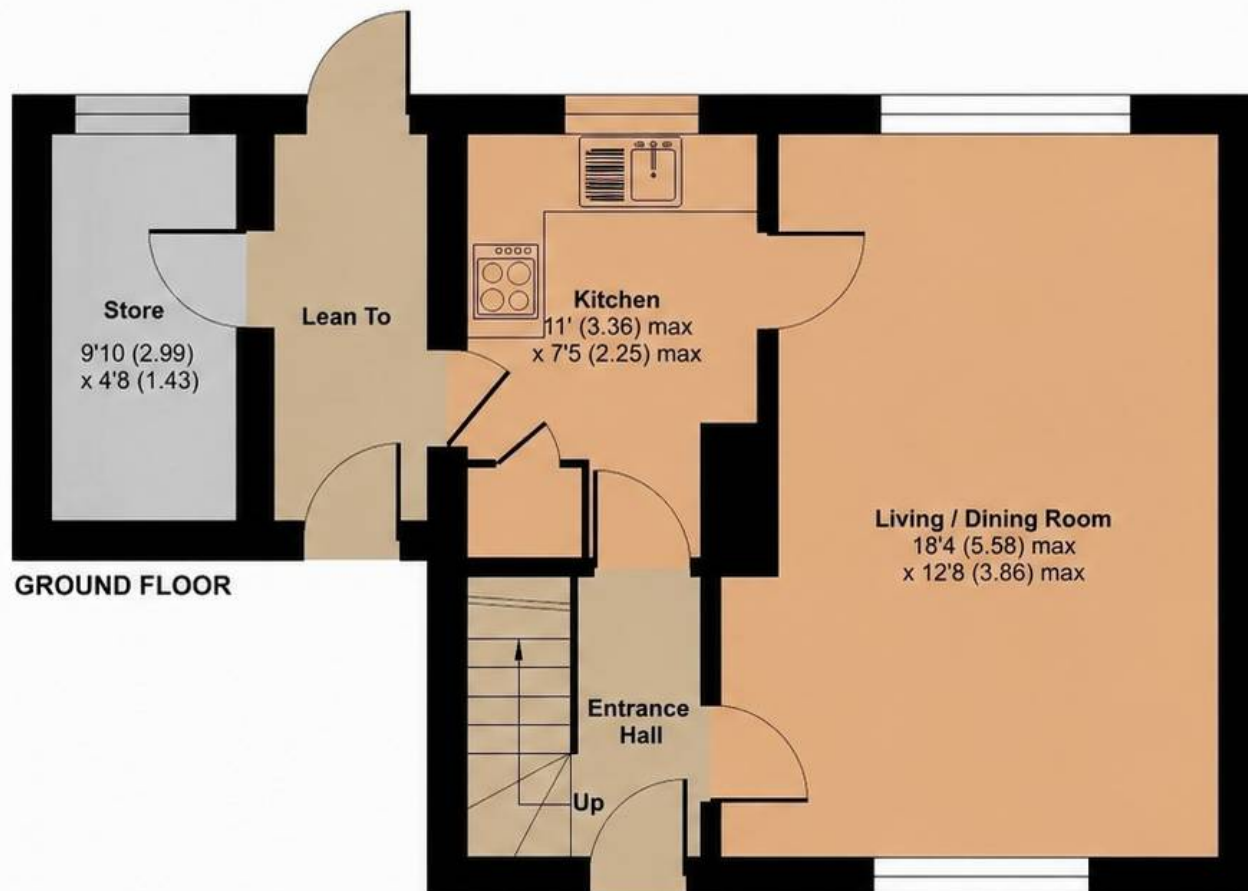
AREA SUMMARY

Buckland Road is conveniently situated within easy reach of Taunton town centre and its wide range of shopping, recreational and educational facilities. The town offers an excellent selection of independent shops, national retailers, cafés and restaurants, together with the County Cricket Ground, Vivary Park and the River Tone. Taunton railway station provides mainline rail services, whilst the M5 motorway at Junction 25 gives excellent access to the regional road network.





Approximate Area = 700 sq ft / 65 sq m (excludes lean to),
Outbuilding = 46 sq ft / 4.2 sq m
Total = 746 sq ft / 69.2 sq m
For identification only - Not to scale





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