



20 Lewis Road



# 20 Lewis Road

, Taunton, Somerset, TA2 6DU

A beautifully renovated 1930s three bedroom, detached home, tucked away at the end of a highly sought-after cul-de-sac, backing directly onto Taunton School playing fields.

- Renovated detached 1930's house
- Two reception rooms
- Family bathroom
- Large mature gardens
- Council Tax band
- Open-plan kitchen/breakfast room with central island
- Three bedrooms, master en-suite
- Utility room
- Parking for multiple vehicles
- Freehold

Guide Price £625,000

## SITUATION

Situated off Turner Road on Taunton's northern fringe, Lewis Road provides easy access to the town centre (approx. 1.5 miles), cycle routes, bus services, and the Quantock Hills countryside. Local amenities are close by, with Taunton offering a broad range of shopping, leisure and cultural facilities, plus mainline rail links and access to the M5 (J25).

## DESCRIPTION

20 Lewis Road is a beautifully renovated 1930s detached home, tucked away at the end of a highly sought-after cul-de-sac, backing directly onto Taunton School playing fields. Set within a substantial plot, this elegant three-bedroom property offers generous, flexible living space and a wonderful blend of period character and contemporary updates with the accommodation arranged over two floors.



## ACCOMMODATION

A covered porch leads into the entrance lobby and then into a light and airy hallway featuring a turning staircase and full-height picture window. The sitting room boasts herringbone oak flooring, an open fireplace with wood-burning stove, dual-aspect windows and French doors opening onto the patio. The dining room overlooks the garden with a charming bow window and exposed oak flooring, flowing naturally into the kitchen/breakfast room.

The refitted kitchen includes shaker-style cabinetry, quartz worktops, integrated dishwasher, Rangemaster cooker with extractor hood, central island with integrated appliances and underfloor heating. French doors from the breakfast area lead out to the patio. A walk-in pantry, convenient cloakroom and utility room suitable for home office or other use complete the ground floor.

The first-floor landing includes an airing cupboard and provides access to three well-appointed bedrooms. The dual-aspect master bedroom benefits from an en suite wet room and eaves storage. Bedrooms two and three also feature dual-aspect windows, with bedroom two offering a walk-in wardrobe. The family bathroom has been stylishly refitted with bath, shower, wash basin and tiled walls, with a separate low-level WC.

## OUTSIDE

The property enjoys a spacious driveway with planting island and parking for several vehicles. A single Woolaway garage sits to one side.

The rear garden is a true highlight — beautifully landscaped with deep herbaceous borders, specimen trees, a generous patio, and a high level of privacy. The garden backs directly onto Taunton School playing fields, offering a peaceful, open aspect.

## SERVICES

Mains drainage, gas, electricity, water. Gas central heating throughout and electric underfloor heating in kitchen/sitting room and en-suite. Ultrafast broadband available (Ofcom), mobile signal good inside and out with EE and 3, variable indoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Leave the town centre via station road and continue straight ahead onto Kingston Road. Continue for about half a mile and turn left into Turner Road and then take the second left onto Lewis Road and number 20 can be found at the very bottom on your right hand side



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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