



23 Broughton Close, Taunton

- Good-sized semi-detached family home
- Situated in a small residential cul-de-sac
- Three bedrooms
- Living room opening through to the dining room
- Modern fitted kitchen
- Large conservatory overlooking the rear garden
- First-floor family bathroom with shower over the bath
- Private, enclosed rear garden with tall fencing
- Level lawn, decked patio and pedestrian side access
- Driveway parking and garage

TOTAL FLOOR AREA 73 sq.m.

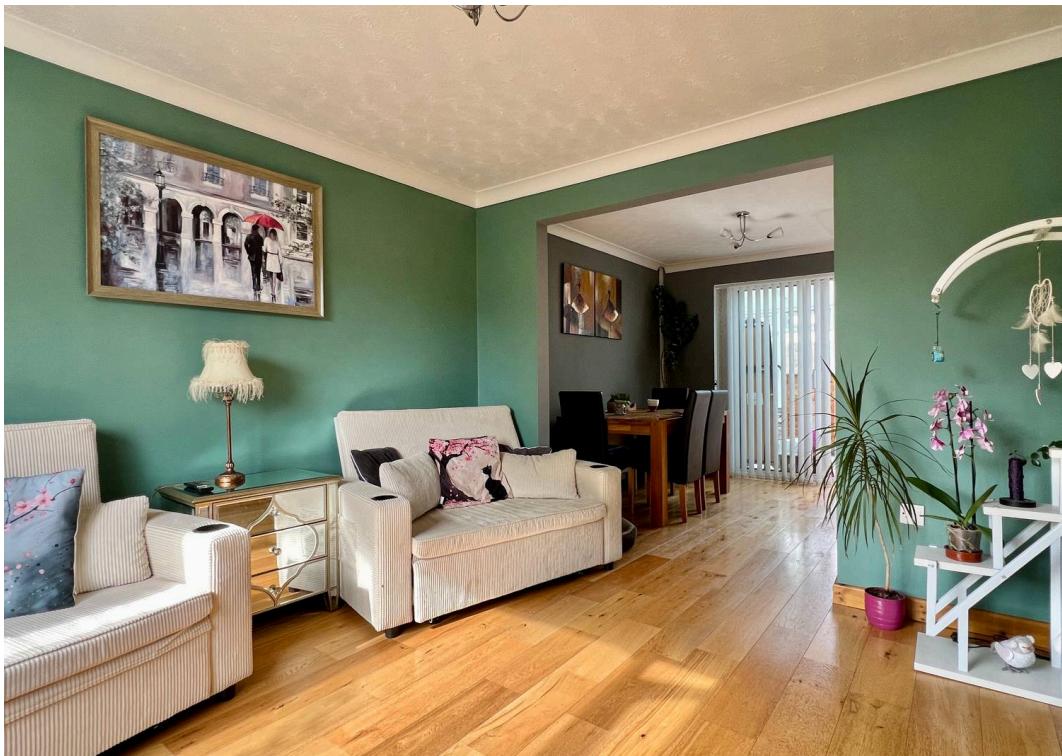
TENURE Freehold

COUNCIL TAX Somerset Council Tax Band C.
Charges payable for 2026/27 - £2,403.72

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 (source: Ofcom)

EPC Energy Efficiency Rating: D





A good-sized semi-detached family home situated within a small cul-de-sac in the popular Holway area of Taunton. The property offers well-proportioned accommodation throughout, including a front-facing living room opening through to a separate dining room, a modern fitted kitchen and a large conservatory overlooking the rear garden. On the first floor are three bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a garage and a private, enclosed rear garden, making this an appealing home for families and those seeking additional living space.

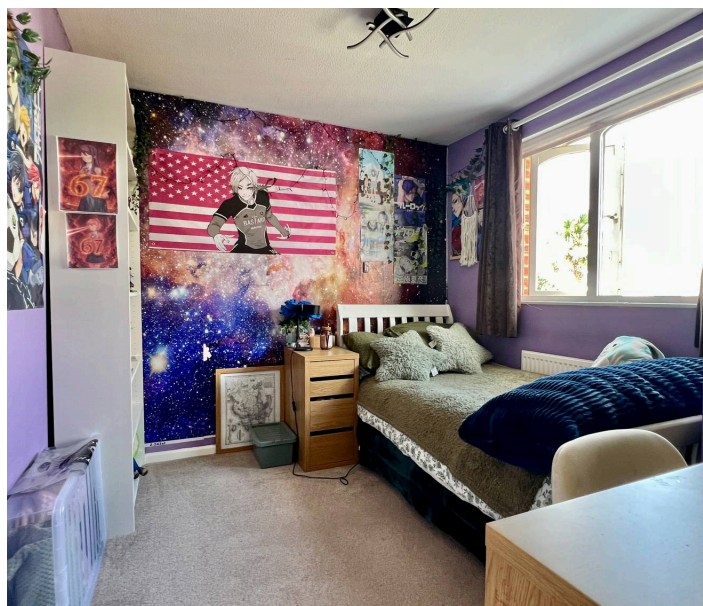
The accommodation begins with an entrance hall with stairs rising to the first floor. The living room is positioned to the front of the property and opens through to the dining room, creating a natural flow between the principal reception areas. The dining room leads into the modern fitted kitchen, while to the rear is a large conservatory providing valuable additional living space with access directly into the garden.

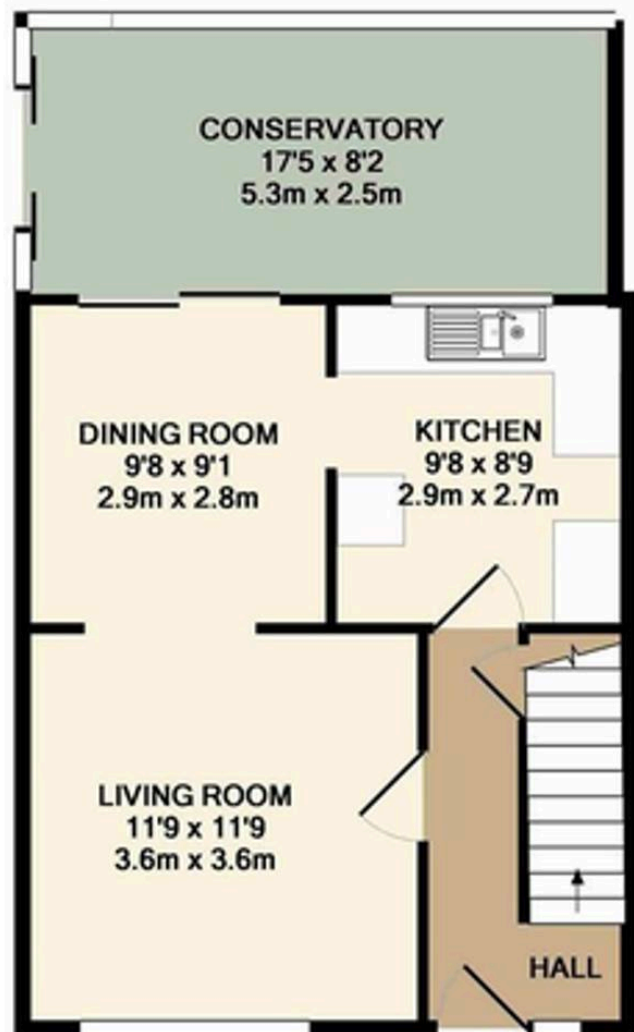
On the first floor, the landing gives access to three bedrooms and a three-piece family bathroom fitted with a shower over the bath.

Outside, the rear garden is well enclosed by tall fencing, offering a good degree of privacy. The garden is predominantly laid to a level lawn, complemented by a decked patio area providing space for outdoor seating and entertaining. A pedestrian side gate provides convenient access to the garden. To the front, there is driveway parking together with a garage.

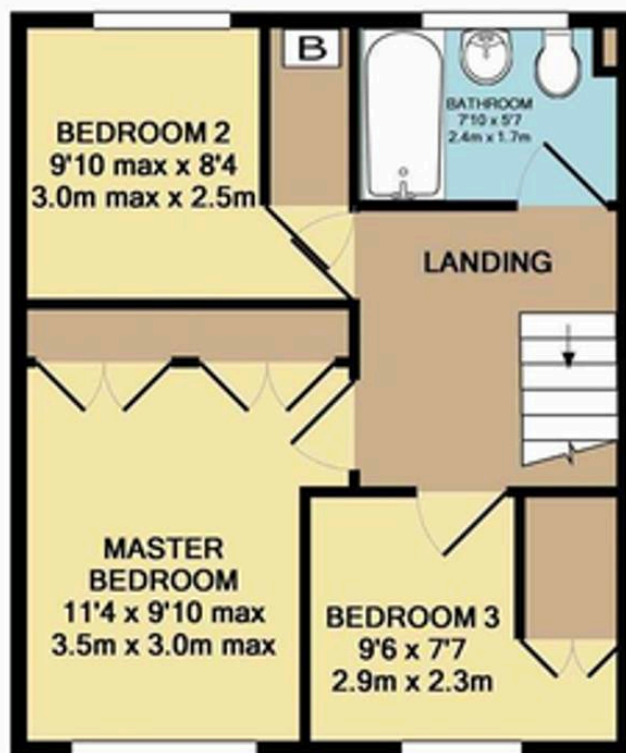
THE AREA

Broughton Close is situated within the established residential area of Holway, to the southeast of Taunton town centre. The area is popular with families and offers access to local shops, schools and everyday amenities, with further facilities available in Taunton town centre. The surrounding area provides access to local bus routes and road links for commuting, including connections towards the M5 motorway. The nearby countryside also offers opportunities for walking and outdoor recreation.





GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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