



WARE & CO
estate and letting agents

31 Holway Road, Taunton – TA1 2EZ
£260,000

31 Holway Road, Taunton

- Offered for sale with no onward chain
- Deceptively spacious mid-terrace house
- Three separate reception rooms
- Kitchen and utility room
- Ground floor WC
- Three bedrooms
- Generously sized first-floor bathroom
- Long enclosed rear garden
- Convenient Holway location

TOTAL FLOOR AREA 116 sq.m.

TENURE Freehold

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

what3words: ///crass.pills.snap

Services: Main services of gas, electricity, water and drainage are connected.

Broadband The options of standard, superfast and ultra-fast (1800mbps) broadband are available in the area and to the property.

For an indication of broadband speeds available please refer to the 'Ofcom checker' website.





A deceptively spacious mid-terrace house offered for sale with **no onward chain**, providing three bedrooms, two separate reception rooms and a good-sized breakfast room, complemented by a kitchen and separate utility room. The property benefits from gas central heating, double glazing and a generous enclosed rear garden.

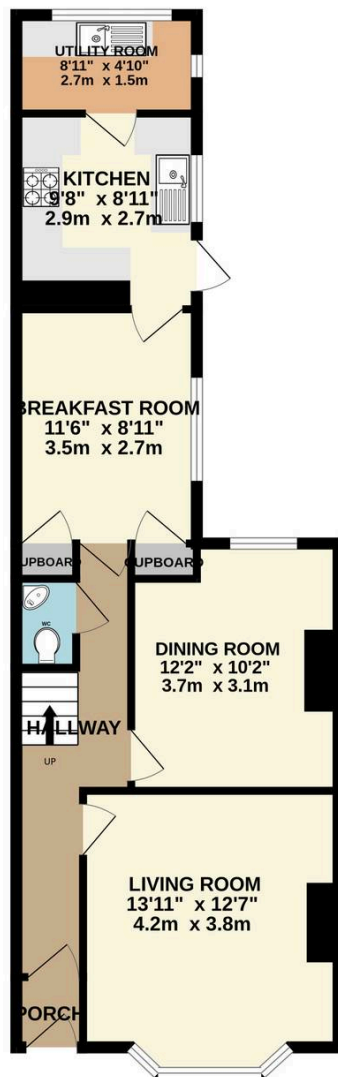
The accommodation comprises an entrance hall, separate cloakroom/WC, front-facing living room with feature fireplace, dining room, breakfast room, kitchen and utility room. To the first floor are three bedrooms and a generously proportioned bathroom.

Outside, the front garden features a mature Magnolia tree and pathway to the entrance. The long enclosed rear garden incorporates a covered area adjoining the house, paved patio, lawn, mature borders and a garden shed.

Situated in the Holway area of Taunton, the property is conveniently placed for local amenities and access to the town centre, with its wider range of shopping, leisure facilities and mainline railway connections. The M5 motorway is also accessible for commuters.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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