

WARE & CO
estate and letting agents

112 Priorswood Road, Taunton – TA2 7QQ

£300,000

112 Priorswood Road

Taunton

- Situated on the northern outskirts of Taunton
- Fantastic rear garden with summerhouse, covered decked patio with seating and barbecue space
- Single garage with workshop to the rear
- Ample driveway parking to the front
- Superb kitchen/breakfast room extension
- Fully fitted utility room off the kitchen
- Open-plan living/dining room
- Three bedrooms and a three-piece family bathroom
- Close to a good range of amenities and schooling
- Easy access for the M5 Motorway and main arterial routes

TOTAL FLOOR AREA - 96.4 sq.m.

TENURE - Freehold

CONSTRUCTION - Traditional

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.

EPC - C.











Situated on the northern outskirts of Taunton, this extended semi-detached family home offers well-proportioned accommodation, complemented by an impressive kitchen/breakfast room extension and a superb rear garden designed for both relaxation and entertaining.

The ground floor comprises an entrance hall with stairs rising to the first floor, an open-plan living/dining room and a fantastic kitchen/breakfast room extension, with a fully fitted utility room conveniently positioned off. To the first floor are three bedrooms and a three-piece family bathroom fitted with a shower over the bath.

Outside, the property benefits from ample driveway parking to the front, with side access leading to a single garage incorporating a workshop to the rear. The rear garden is a particular feature, offering a level lawn, summerhouse and a fantastic covered decked seating area with a dedicated barbecue space. Selective garden lighting further enhances the outdoor space, creating an inviting setting for evening entertaining.

Priorswood Road is situated on the northern outskirts of Taunton, within an established residential area offering convenient access to the town's extensive range of shopping, educational, recreational and leisure facilities. Taunton town centre provides a variety of independent retailers, restaurants, cafés and everyday amenities, together with a mainline railway station offering services to London Paddington and other major destinations.

The area is well placed for access to local schools, the M5 motorway at Junction 25 and the wider Somerset countryside, making it an appealing location for families and commuters alike.

This an excellent opportunity to acquire an extended family home offering versatile accommodation and superb outside space. An early viewing is highly recommended.







GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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