



97 South Road Taunton TA1 3EA





A rare opportunity to acquire a superb classic four storey 5 double bed roomed Victorian townhouse within 1 mile of the town centre providing flexible accommodation with good-sized enclosed garden to rear with summer house, a wealth of period features throughout the property and ample off road parking.





Features

- Entrance Hall with tessellated tiled floor
- Living Room with original fireplace
- Open plan Kitchen / Dining Room with original fireplace
- Play / Garden Room with built in storage and French doors to garden
- Cloakroom

First Floor

- Master Bedroom
- Two further Double Bedrooms
- Study
- Family Bathroom with separate shower
- Shower Room

Second Floor

- Two Double Bedrooms
- Bathroom

Basement

- Two separate good-sized rooms
- Work Room
- Cloakroom

- Enclosed Garden to rear
- Summer House
- Ample driveway parking
- Gas central heating
- Double glazing

- Council tax band F

- What3words: ///mats.fool.mining







South Road is within a few minutes' walk of the centre of Taunton, the County Town of Somerset.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



97 South Road, Taunton, TA1 3EA

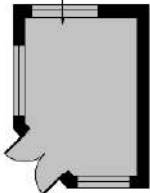
Approximate Area = 3829 sq ft / 355.7 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 3944 sq ft / 366.3 sq m

For identification only - Not to scale

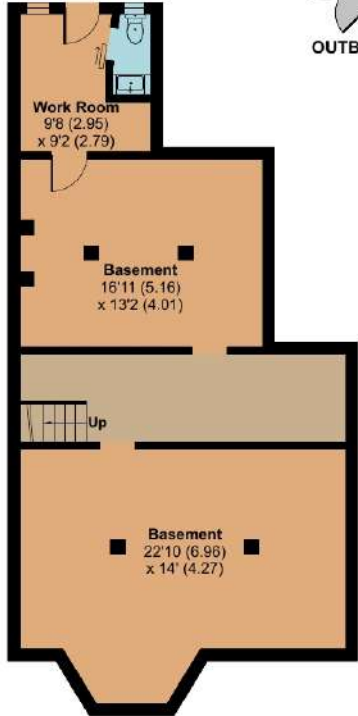
Denotes restricted head height



Summer House
 11'2 (3.40) max
 x 7'10 (2.39) max



OUTBUILDING



BASEMENT



GROUND FLOOR



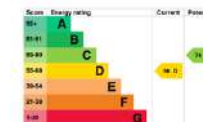
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Robert Cooney. REF: 1107042.



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