



14 Shoreditch Road, Taunton TA1 3BU
£599,950

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A spacious and well-presented four-bedroom detached family home, situated in a highly desirable residential area on the south-eastern outskirts of Taunton. This extended property offers flexible and generously proportioned accommodation, featuring a welcoming entrance hall, an open-plan kitchen/dining area, a study, downstairs cloakroom, two reception rooms and a sunroom. Upstairs, there are four double bedrooms, two of which boast en-suite shower rooms, along with a separate family bathroom. Outside, the property enjoys a large west-facing rear garden with mature shrubs, fruit trees, and a generous patio area. Additional benefits include a single integral garage and ample off-road parking. Offered to the market with no onward chain.

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

This charming 1930s detached family home has been thoughtfully extended over the garage, providing additional bedroom on the first floor. The property is warmed by gas central heating and further enhanced by two log-burning stoves, with double-glazed windows throughout. Located on the ever-popular Shoreditch Road, the home offers convenient access to local amenities and Taunton town centre. It is ideally positioned close to well-regarded schools, including Bishop Fox's, Richard Huish College, Kings College, and several local primary schools.

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS STUDY
- GROUND FLOOR CLOAKROOM
- EXTENDED ACCOMMODATION
- LARGE WEST FACING GARDEN
- SINGLE GARAGE & PARKING
- SOUGHT-AFTER RESIDENTIAL AREA
- NO ONWARD CHAIN





Entrance Hall	14' 3" x 9' 4" (4.35m x 2.85m)
Kitchen	14' 5" x 14' 6" (4.40m x 4.42m)
Lobby	4' 3" x 3' 10" (1.3m x 1.17m)
Cloakroom	10' 11" x 8' 7" (3.34m x 2.61m)
Office/Bedroom	10' 11" x 8' 7" (3.34m x 2.61m)
Sitting Room	17' 3" x 14' 11" (5.25m x 4.54m)
Reception Room	14' 4" x 3' 5" (4.38m x 1.03m)
Conservatory	11' 1" x 10' 11" (3.39m x 3.32m)
First Floor Landing	Storage cupboards.
Bedroom 1	16' 2" x 14' 11" (4.94m x 4.54m) Storage cupboards.
En-suite	6' 0" x 4' 3" (1.84m x 1.30m)
Bedroom 2	16' 8" x 12' 2" (5.07m x 3.70m)
En-suite	5' 8" x 4' 6" (1.73m x 1.37m)
Bedroom 3	13' 3" x 12' 6" (4.03m x 3.80m) Storage cupboards.
Bedroom 4	10' 10" x 7' 10" (3.29m x 2.39m) Storage cupboards.
Bathroom	8' 1" x 6' 3" (2.47m x 1.91m)
Outside	Ample driveway parking and garage 19' 0" x 12' 2" (5.80m x 3.70m). Large west facing garden with patio area.

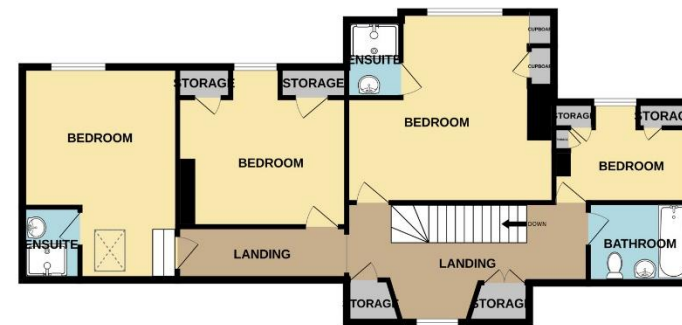




GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.6 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.