



Mountfields Avenue | Taunton | TA1 3BW

£335,000



WILSONS
ESTATE AGENTS

Located on the charming Mountfields Avenue in Taunton, this classic 1940s semi-detached house presents an excellent opportunity for those seeking a family home with character, space and exciting potential for the future.

One of the standout features of this property is the stunning garden, extending to over 100ft, providing an exceptional amount of outdoor space for families, entertaining and gardening enthusiasts. The generous plot also offers scope to extend the property to the rear, side and potentially upwards, subject to the necessary planning permissions, giving buyers the opportunity to significantly enhance and tailor the home to their requirements.

To the front, a private driveway currently provides parking for up to three vehicles, alongside a generous detached garage with a workbench internally and a lean-to greenhouse attached to the rear. There is also further potential to create additional parking, subject to any necessary permissions, making this an especially practical property for growing families or those requiring multiple vehicles.

The property is offered with no onward chain, allowing for a potentially straightforward move. The immersion heater was replaced last year, providing an important recent improvement, while the house itself retains much of its original 1940s character.

Although the property would benefit from some cosmetic modernisation, this presents an exciting opportunity for a new owner to update and personalise the accommodation to their own taste, while taking advantage of the generous plot and future extension possibilities.

This delightful semi-detached home combines 1940s character, a remarkable 100ft+ garden, generous parking potential and excellent scope for enlargement. Situated in a popular residential area with local amenities and schools within easy reach, it offers a fantastic opportunity to create a long-term family home in a sought-after Taunton location.

Hallway

A spacious hallway connects the main rooms on the ground floor and offers access to the stairs that lead to the first floor.

Living Room
14'7" x 12'3" (4.4m x 3.7m)

This welcoming living room features a bay window that fills the space with natural light. It offers a comfortable setting with a fireplace as a focal point and has space for seating and display furniture, creating a cosy and inviting atmosphere.

Dining Room
12'3" x 11'4" (3.7m x 3.5m)

The dining room is bright and spacious, benefiting from windows either side of a single french door that open out to the rear garden. It provides a charming space for family meals with plenty of room for a dining table and chairs.

Kitchen
9'11" x 8'3" (3.0m x 2.5m)

The kitchen is fitted with wooden cabinetry and work surfaces. It includes essential appliances and a sink situated under a window, allowing natural light to brighten the workspace. The door leads outside, providing convenient access to the garden or driveway.

WC
6'3" x 3'5" (1.9m x 1.1m)

The WC is conveniently located on the ground floor, fitted with a toilet and small sink. It has a window which allows natural light to enter, and the room is modestly decorated with practical finishes.

Landing
The landing on the first floor provides access to the bedrooms and shower room. It is neutrally decorated and carpeted.

Bedroom 1
14'7" x 11'2" (4.4m x 3.4m)

This main bedroom is spacious and light, with a large window overlooking the front of the property. It accommodates a double bed and additional bedroom furniture.





Bedroom 2

11'4" x 11'2" (3.5m x 3.4m)

This second bedroom also enjoys good natural light through a window to the rear. It is a good size double room, well suited for use as a guest room or additional family bedroom, with space for essential furniture and storage.

Bedroom 3

9'10" x 8'0" (3.0m x 2.4m)

The third bedroom is a smaller double or single room, featuring a window to the front. It is bright and cosy, making it ideal as a child's bedroom, study, or hobby room, with space for furniture and storage.

Shower Room

8'0" x 5'9" (2.4m x 1.7m)

The shower room is fitted with a large shower cubicle, a toilet, and a wash basin set in a vanity unit beneath a frosted window. The room is finished in light, neutral tones providing a fresh and clean feel.

Rear Garden

The rear garden is beautifully maintained, featuring a well-kept lawn bordered by mature shrubs, bushes and trees. It offers a peaceful and private outdoor space with multiple seating areas and pathways, perfect for relaxing or entertaining in a tranquil setting.

Front Exterior

The front exterior presents a traditional semi-detached home. A low brick wall and gated driveway lead to the entrance porch and garden, with mature shrubs lining the front border, giving a warm and welcoming first impression.

Material Information

Part A

Council Tax: D

Tenure: Freehold

Part B

Water: Mains

Heating: Electric

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage:

<https://checker.ofcom.org.uk/>

Parking: Off road parking, driveway and garage

Construction: Brick with a rendered finish and a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Accessibility & adaptations N/A

Coal field & mining N/A

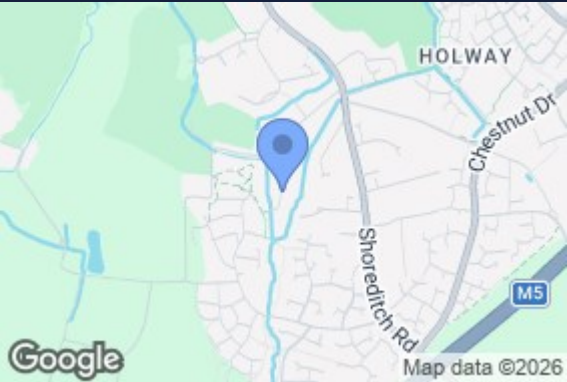
Service charges N/A

Disclaimer

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no 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 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.



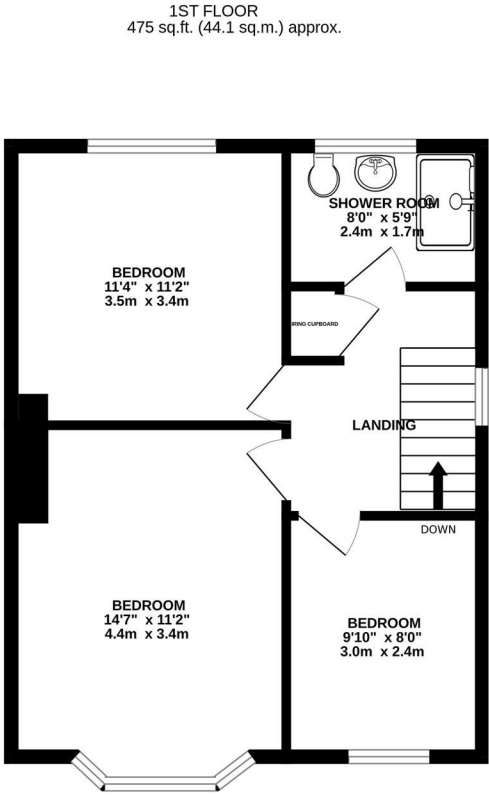
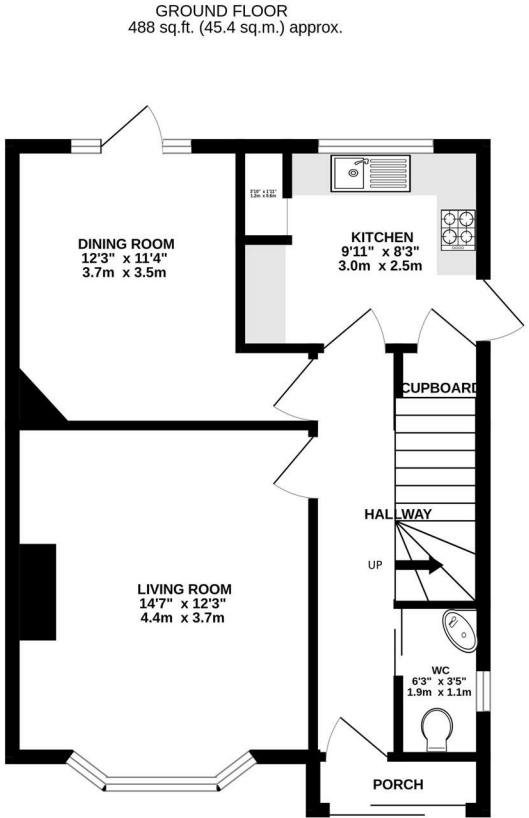


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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Council Tax Band D EPC Rating E

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