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Orchard Way | | Taunton | TA1 2XL

Asking Price £325,000



**WILSONS**

ESTATE AGENTS



Located just off Bridgwater Road and within easy reach of local shops and amenities, this spacious, extended 3-bedroom detached bungalow offers great potential and is in need of some general modernization. The property is available with no onward chain, presenting an excellent opportunity to create a comfortable family home.

The single-story layout is designed with accessibility in mind, featuring a welcoming entrance hallway from which all rooms are easily accessible. To the far left, you'll find a large lounge with dual-aspect windows and a charming fireplace. Adjacent to this, on the right, is a separate dining room that connects to the kitchen/breakfast area, which is fitted with a variety of eye and base level units and includes a small pantry/larder. The central part of the property comprises three bedrooms, a WC, and a separate wet room equipped with a shower, bath, and WC. The bungalow benefits from double glazing, gas central heating, and environmentally friendly electricity generated by solar panels on the rear roof.

Externally, the property boasts gardens on all four sides. The main garden, located on the right side, features a lawn surrounded by shrub and flower borders. The other gardens are low maintenance, consisting of chippings and hardstanding areas.

A large, detached garage and workshop with lighting and power provide additional storage and workspace, along with off-road parking for multiple vehicles.

Viewing is highly recommended to fully appreciate the size, features, and potential this generous bungalow has to offer.

- An extended, detached bungalow
- 3 bedrooms
- Generous plot
- Double glazing and gas heating
- Close to amenities and motorway junction
- Larger than average detached garage/workshop
- 2 reception rooms
- Requiring some modernisation
- Off road parking
- No chain







### DIRECTIONS

what3words:///northward.fall.choice

### SERVICES


The property is connected to mains water, drainage, electricity and gas. There are leased solar panels which provide electricity to the property.

### DISCLAIMER

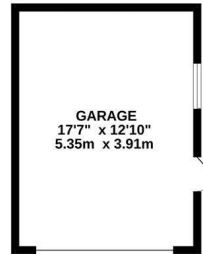
Wilsons has not inspected or tested any equipment, fixtures or fittings. Tenure is obtained by Land Registry, please check with your Solicitor. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Purchasers are advised to seek validation of all the above matters prior to making an offer.

Wilsons refers clients to local solicitors for conveyancing services and mortgage brokers for mortgage services. We receive a payment for referring clients of no more than £250 per case. Once an offer is accepted by our client. A non-refundable administration fee of £24 (including VAT) per buyer will be charged once an offer is accepted to comply with anti-money laundering regulations.

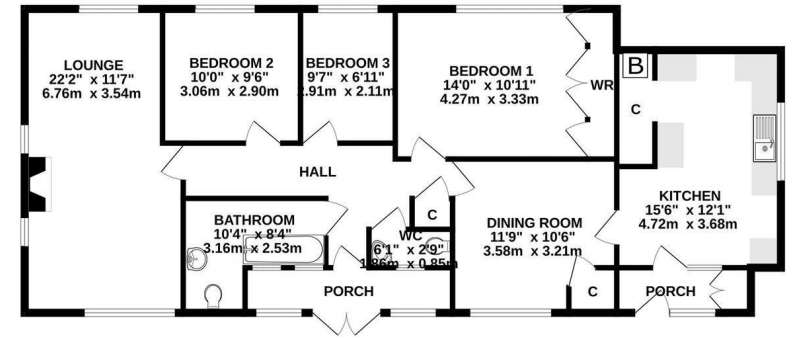


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GARAGE  
235 sq.ft. (21.9 sq.m.) approx.



GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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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Council Tax Band D    EPC Rating

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DISCLAIMER Wilsons 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. Wilsons 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 £20 + VAT (£24) 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.