



Leycroft Road | | Taunton | TA1 2ED

Asking Price £150,000



WILSONS
ESTATE AGENTS

PLEASE NOTE: This property is being advertised at a lower than market value price and this is due to a recent survey which has shown evidence of some structural movement.

Discover this charming and spacious semi-detached home, offering two generous double bedrooms, a garage, off-street parking, and a lovely rear garden. Located in a sought-after area close to Taunton town centre, the train station, and the M5 motorway, this versatile property presents a wonderful opportunity for both first-time buyers and investors alike.

Although requiring modernisation, the property boasts a flexible layout that lends itself to personalised updates, making it an ideal family home or a rental investment. Set back from the road, you're welcomed into a hallway, with the comfortable lounge situated to your right. Towards the rear, you'll find a separate dining room or second lounge, along with a kitchen extension that faces the garden.

Additional features include a convenient downstairs WC and access to the garage, which leads directly to lawn and patio area in the rear garden, perfect for outdoor entertaining. Upstairs, you'll find a spacious family bathroom and two sizable double bedrooms, each capable of accommodating large built-in wardrobes for ample storage.

This delightful property offers both comfort and potential in a prime location an opportunity not to be missed.

- Garage
- Extension to the rear
- Downstairs W/C
- Good size double bedroom
- Driveway
- Good size garden
- Separate dining room
- Close to the town centre and amenities





Lounge

13'0" x 10'11" (3.95m x 3.34m)

This bright and welcoming lounge features a large window that fills the room with natural light. Its neutral palette and wooden flooring provide a versatile space ready for your personal touch, complemented by simple ceiling detail and classic fixtures.

Dining Room

13'3" x 10'11" (4.05m x 3.32m)

Positioned at the rear of the property, this dining room offers a spacious area with ample light from the window overlooking the garden side. The room provides easy access to the kitchen and is ideal for family meals or entertaining.

Kitchen

11'1" x 8'9" (3.37m x 2.66m)

The kitchen is well-appointed with a U-shaped layout, offering plenty of work surface and storage options. A large window above the sink allows natural light to flood in, creating a bright atmosphere for cooking and meal preparation.

Garage

20'11" x 8'2" (6.38m x 2.48m)

This spacious garage offers valuable secure parking and storage space. It has a side door and window, providing good natural light and easy access from the garden and driveway.

Bedroom 1

16'6" x 11'1" (5.04m x 3.37m)

The largest bedroom is a generously sized room with a large window that brightens the space. It offers ample room for furniture and has a calming atmosphere with soft wall and carpet colours, making it an ideal restful space.

Bedroom 2

10'11" x 10'11" (3.34m x 3.33m)

Bedroom 2 is a comfortable double room with a window overlooking the side of the property. It features built-in storage for added convenience and has a neutral, calming colour scheme.

Shower Room

8'6" x 5'1" (2.59m x 1.54m)

The shower room is a practical space with a walk-in electric shower, wash basin, and toilet. It is efficiently arranged and benefits from a window to the exterior, allowing in natural light.

Bathroom

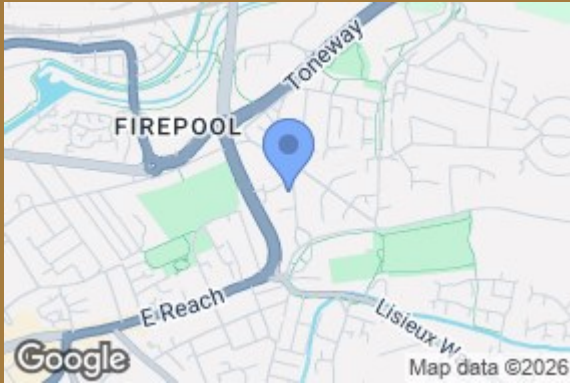
The bathroom features a traditional white suite with a bath, toilet, and basin. A window provides natural light, and the space is decorated with a patterned tile design that adds character to the room.

Rear Garden

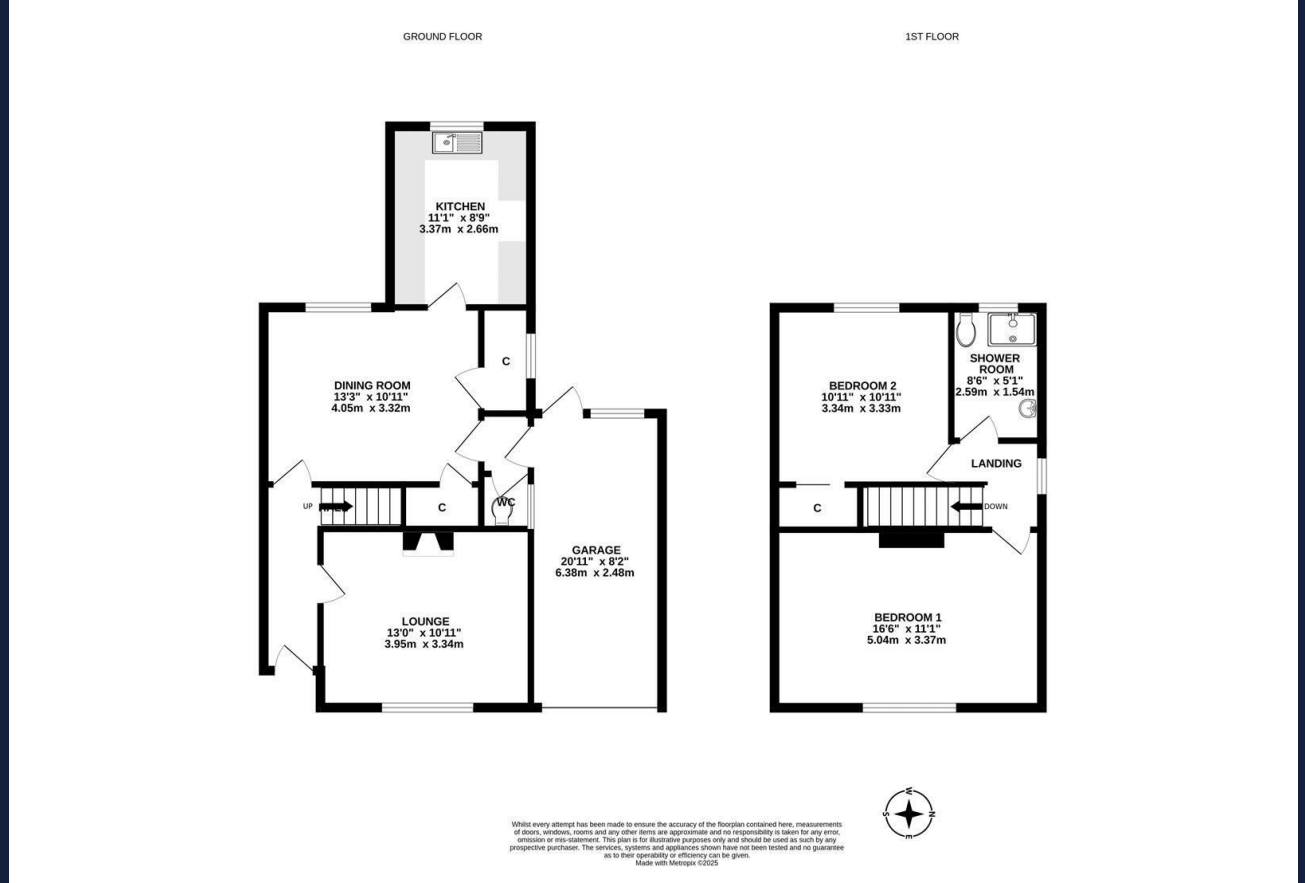
The rear garden is a generous outdoor space with areas of grass and established shrubbery. It offers a private setting for relaxation or gardening and includes a paved patio area ideal for seating or dining outdoors.

Front Exterior

The front exterior of the property is characterised by a traditional brick facade with a driveway leading to the garage. A low brick wall and wood fencing enclose the front garden, which includes a small lawn and planting beds.



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



Council Tax Band B EPC Rating

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