

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council

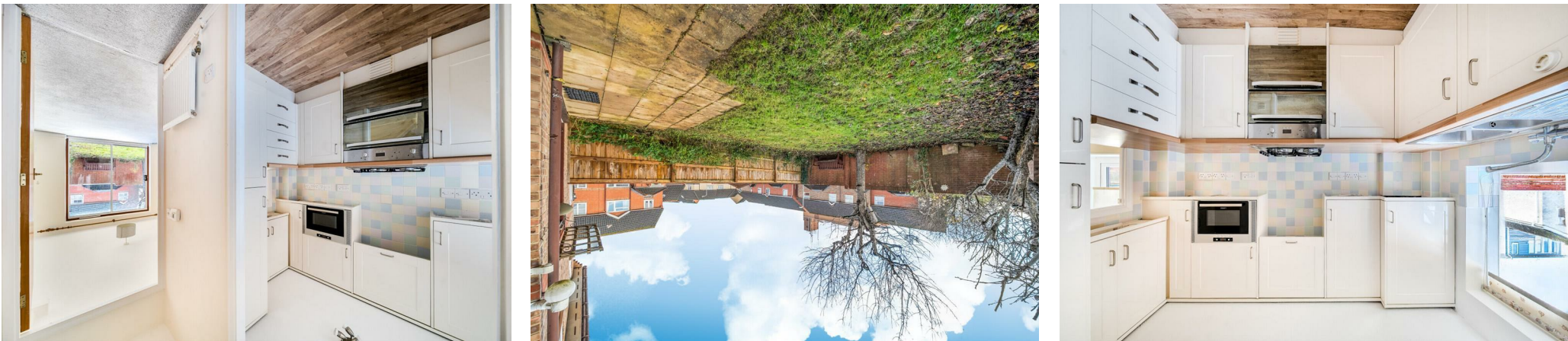
Property Location: //tunnel.risen.doors

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

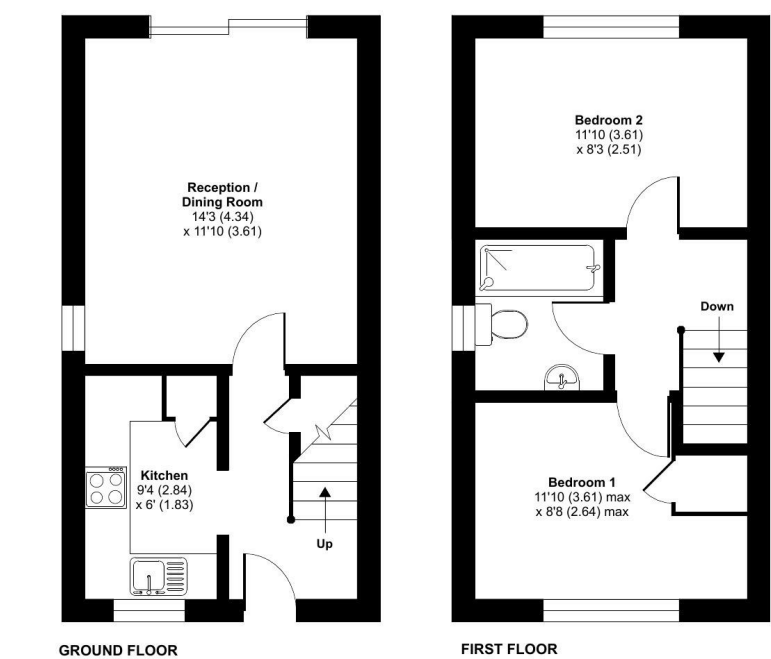
Flood Risk: Rivers & Sea – Low. Surface water – very low.



Floor Plan

Sheldon Court, Pollards Way, Taunton, TA1

Approximate Area = 592 sq ft / 54.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1387705

WM&T

Description

- No Onward Chain
- Good Size Garden
- Off Road Parking For Two Cars
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Close To Taunton Town Centre
- Well Presented Accommodation
- Semi-Detached Family Home

This two bedroom, semi-detached family home offers a perfect blend of modern living and convenience. With two well proportioned bedrooms, off road parking and a larger than average enclosed rear garden.

Situated close to Taunton town centre, residents will benefit from easy access to a variety of shops, restaurants, and amenities. Families will appreciate the proximity to North Town Primary School, making the morning school run a breeze. For those who enjoy the outdoors, French Weir Park and Longrun Meadow are just a stone's throw away.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout. The property is offered to the market with no onward chain.



The accommodation is arranged over two floors and comprises, in brief: a front door opening into an entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard, and doors leading to the kitchen and living room. The kitchen is located at the front of the property and offers a range of matching wall and base units with roll-edge work surfaces, a 1½ bowl stainless steel sink with mixer tap, integrated electric double oven with four-ring gas hob and extractor fan over, along with an integrated washing machine and fridge/freezer. The living room is situated at the rear of the property and benefits from double-glazed patio doors

providing access to the garden, as well as a double-glazed window to the side. To the first floor are two bedrooms and a family bathroom comprising a low-level WC, wash hand basin and panelled, jacuzzi bath with shower over. Externally, the rear garden is of a good size and is laid mainly to lawn and paving. There is a generous timber shed/workshop and side access leading to the front of the property. To the front, a driveway provides off-road parking for two vehicles.

WM&T