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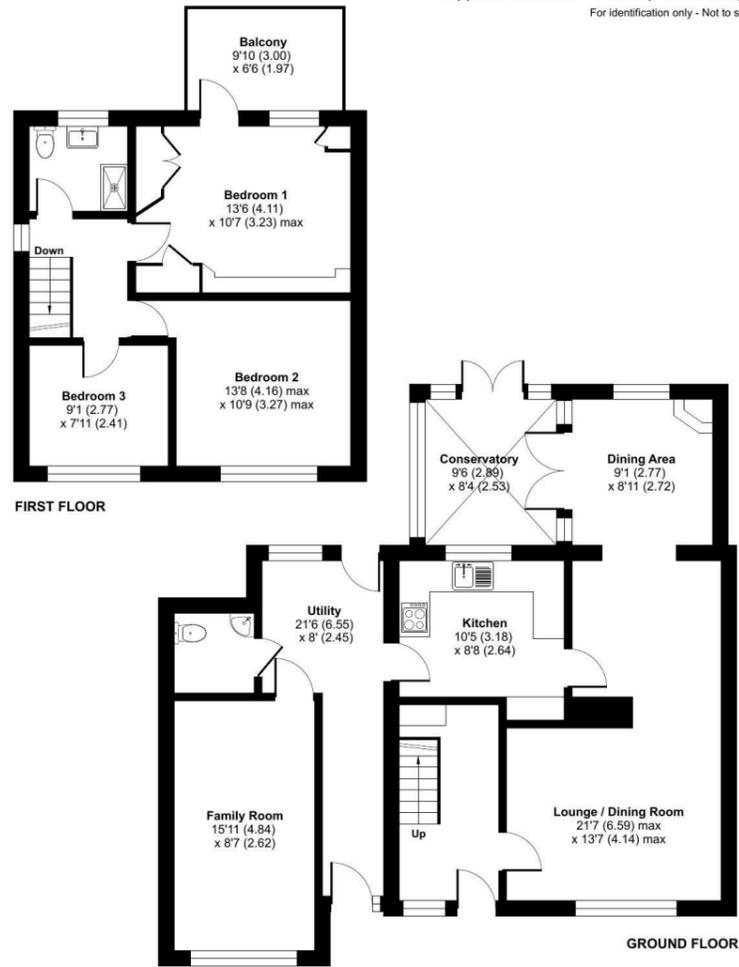
**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** All mains services, mains electricity, mains gas, mains water, mains drainage.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DL  
**Property Location:** <https://what3words.com/ledge.variettes.tins>  
**Council Tax Band:** C  
**Broadband Availability:** Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & sea - Very Low. Surface Water - Very Low.



44 Horner Road, TA2 8DZ  
 £315,000 Freehold

3 2 2 C EPC

Wilkie May & Tuckwood



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1430754

## Description

- Extended Three Bedroom Semi Detached Family Home
- Double Glazing & Gas Fired Central Heating
- Enclosed Garden
- Driveway for Three Vehicles
- Re-fitted Kitchen & Shower Room

A well-presented and extended semi-detached family home, offering spacious and versatile accommodation throughout. The property benefits from uPVC double glazing and mains gas central heating and is further enhanced by a driveway providing off-road parking for up to three family vehicles.

The home has been thoughtfully extended over the years, including a single-storey extension to create a generous dining area, as well as the addition of a bright and airy sunroom accessed from the rear. The former garage has also been converted to provide a useful family room or gym, alongside a utility area and wet room.



Internally, the accommodation comprises an entrance hall with doors leading to the kitchen and living room, and stairs rising to the first floor. The living room enjoys a front aspect and features an inset gas fire, opening through to the extended dining room, which in turn provides access to the double glazed sunroom.

The modern re-fitted kitchen is accessed from the dining room and offers a range of matching wall and base units, work surfaces, and splashbacks. Integrated appliances include an oven, gas hob, and extractor fan, with space for a tall fridge/freezer. The kitchen also leads to a utility area with space for a washing machine and tumble dryer, along with a door to the outside. A wet room and the versatile family room/gym

complete the ground floor.

To the first floor are three bedrooms. Bedroom one benefits from built-in furniture and access to a balcony. The accommodation is completed by a stylish re-fitted family shower room, comprising a WC, wash hand basin set within a vanity unit, and a separate walk-in double shower.

Externally, the rear garden is fully enclosed and features a combination of patio and lawn areas, along with two sheds. To the front, the property offers a driveway with parking for three vehicles.