



96 Churchill Way, Sherford Taunton

- Spacious and exceptionally well-presented family home
- Highly sought-after Sherford location
- Three good sized bedrooms
- Bright dual aspect living/dining room
- Well fitted kitchen/breakfast room with ample worktop space
- Family bathroom with shower over the bath
- Professionally landscaped private rear garden
- Parking space to the rear and two storage sheds

TOTAL FLOOR AREA 81 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band B. Charges payable for 2026/27 - £2,103.24.

SERVICES Main services of gas, electricity, water and drainage. Broadband speeds of up to 1800mbps and good mobile signal across the four main networks (Ofcom)

EPC Energy Efficiency Rating: C





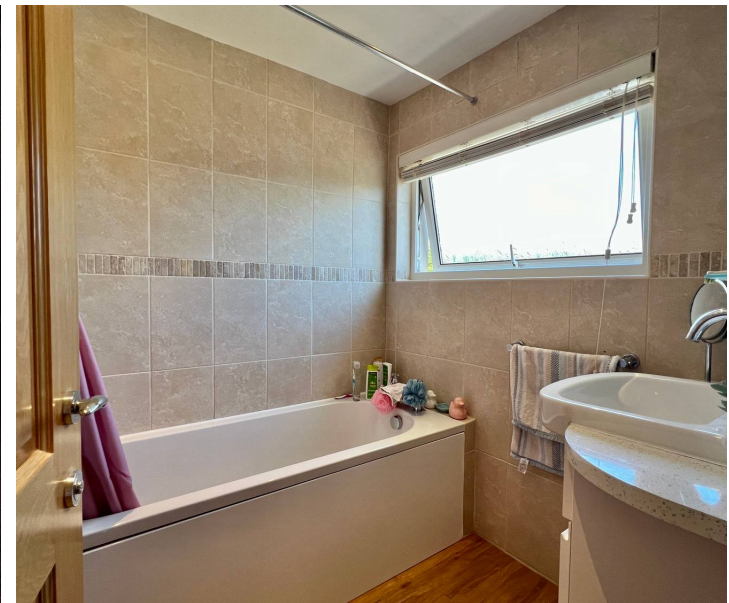
A spacious and particularly well-presented family home situated in one of Taunton's most sought-after residential locations. Offering generous living accommodation, a beautifully landscaped rear garden and the benefit of parking space to the rear, this attractive property is ideally suited to families, first-time buyers and those seeking a home in a well-established and convenient area.

The accommodation is entered via an entrance hall with stairs rising to the first floor. The dual aspect living/dining room is a superb reception space, enjoying excellent natural light and featuring double doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. The well-appointed kitchen/breakfast room is fitted with a comprehensive range of base and wall units, complemented by ample worktop space and room for informal dining. To the rear of the property is a useful entrance porch providing access to the garden and incorporating an understairs storage cupboard.

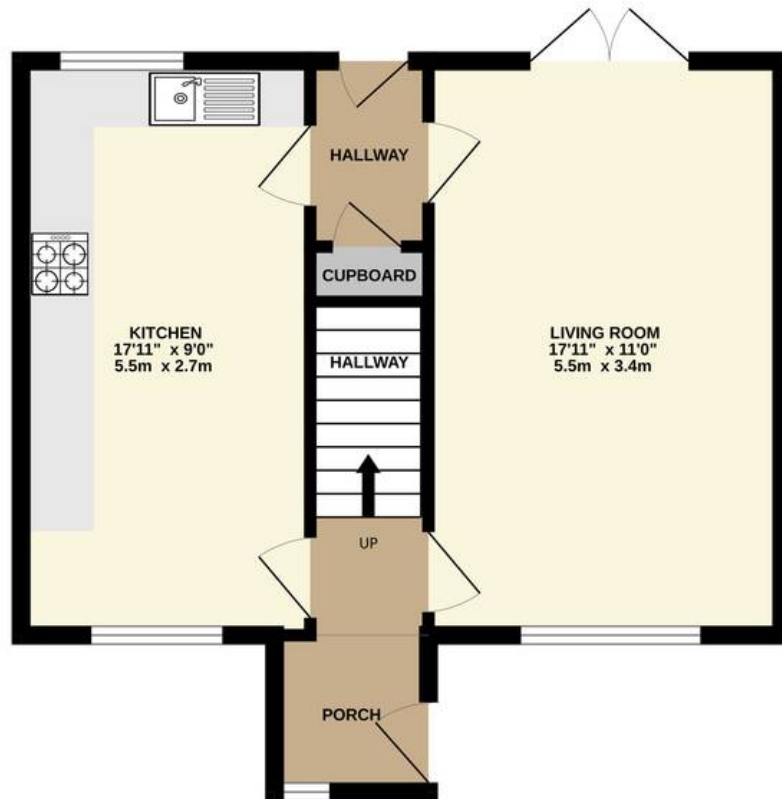
The first floor provides three well-proportioned bedrooms, offering flexible accommodation for families, those working from home or visiting guests. The family bathroom is fitted with a modern suite and benefits from a shower over the bath, whilst a separate WC adds further convenience for day-to-day living.

Outside, the property enjoys a particular feature in the form of the professionally landscaped rear garden. Designed for ease of maintenance and year-round enjoyment, the garden provides a private and attractive outdoor space and benefits from two useful storage sheds. To the rear of the property is space for parking.

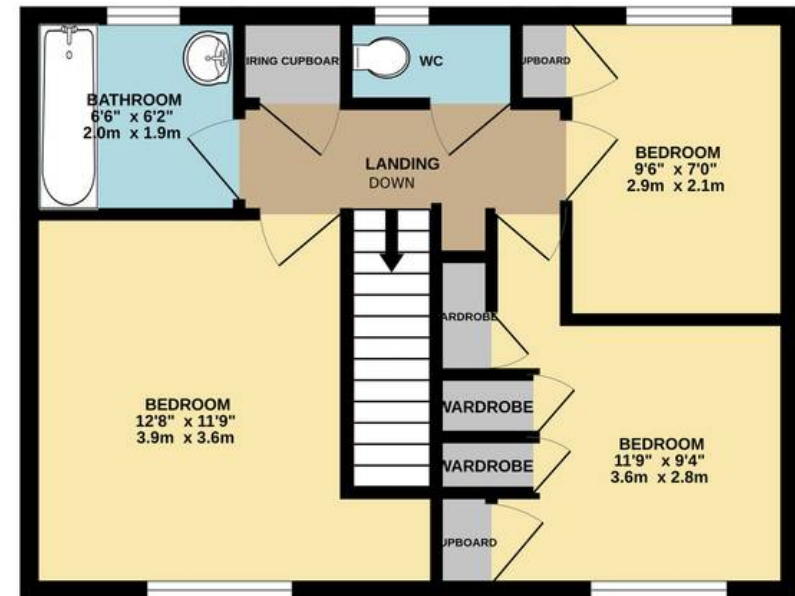
Sherford is widely regarded as one of Taunton's most desirable residential areas, popular with families due to its excellent local amenities, well-regarded schools and ease of access to Taunton town centre which offers an extensive range of shopping, leisure and dining options. The property is also well placed for access to Taunton Railway Station, Musgrove Park Hospital and the M5 motorway.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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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