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37 Luttrell Close, Taunton – TA2 8SA
£240,000

37 Luttrell Close, Taunton

- Well presented two bedroom semi-detached home
- No onward chain
- Drive parking for at least two vehicles
- Larger than average attached garage
- Potential for garage conversion or building over, subject to permissions
- Refitted kitchen/dining room
- Refitted first floor bathroom
- Good sized, level and enclosed south west facing rear garden
- Private garden with tall fencing and paved patio
- Viewing highly recommended

TOTAL FLOOR AREA 71 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 are connected. Broadband speeds of up to 1800mbps are available and good mobile signal across the four main networks (Ofcom).

EPC Energy Efficiency Rating: C

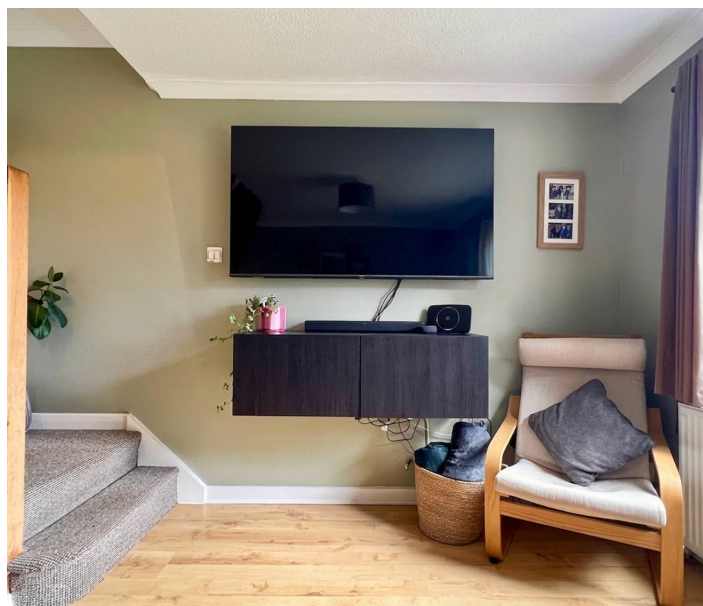


A well presented and appealing two bedroom semi-detached home, occupying a pleasant position within this popular residential close and offering a particularly good combination of accommodation and outside space.

The property benefits from **drive parking for at least two vehicles**, together with a **larger than average attached garage**, which provides excellent storage and useful potential for those looking to create additional accommodation in the future, subject to the necessary planning permissions and consents.

The accommodation is approached via an entrance porch which leads into the comfortable living room. To the rear is a **refitted kitchen/dining room**, providing a modern and sociable space with a door opening directly onto the rear garden.

To the first floor are **two well proportioned bedrooms** and a **refitted bathroom**, making this an ideal home for a first-time buyer, couple or those looking to downsize without compromising on garden and parking space.





Outside, the front driveway provides parking for at least two cars, whilst the attached garage is notably larger than average and offers considerable versatility. There may also be potential, subject to the appropriate permissions, to convert the garage or build over it to provide additional bedroom or living accommodation.

The rear garden is a particular feature, being a **good size, level and fully enclosed**. There is a paved patio adjoining the property, direct access to the rear of the garage and a generous area of lawn, all enclosed by tall fencing which provides a good degree of privacy.

An attractive home offering considerably more outside space and potential than might initially be expected. **Early viewing is highly recommended.**

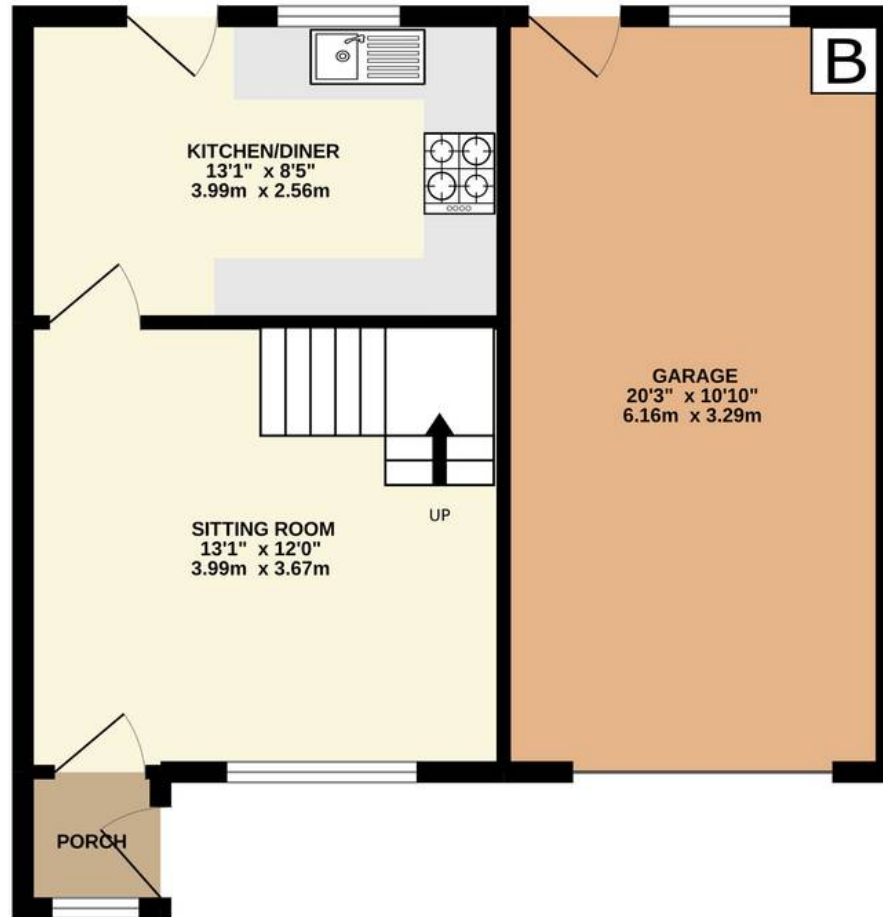
Luttrell Close is situated within a popular residential area of **Taunton**, providing convenient access to a range of everyday amenities and facilities. Taunton town centre is within easy reach and offers an excellent selection of shops, cafés, restaurants and leisure facilities, together with well regarded schools and recreational spaces.

Taunton is the county town of Somerset and benefits from excellent transport links, including a mainline railway station with services to London and other major destinations, while the M5 motorway can be accessed via Junction 25. The town also provides access to Musgrove Park Hospital, Somerset County Cricket Ground and a wide range of shopping and leisure facilities.

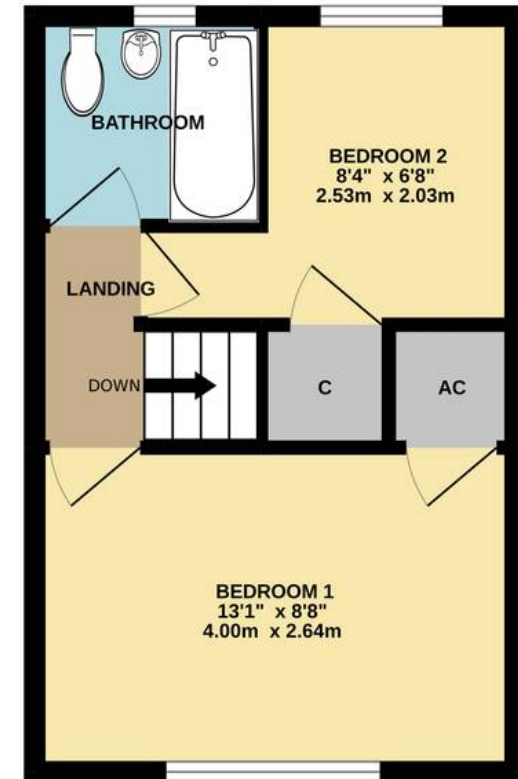
The surrounding area offers a good balance of town and countryside, making Taunton an increasingly popular location for buyers seeking convenient access to amenities whilst remaining within easy reach of the beautiful Somerset countryside.



GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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