



WARE & CO
estate and letting agents

61 Pikes Crescent, Taunton – TA1 4HT
£285,000

61 Pikes Crescent

Taunton

- Highly sought after Sherford location
- Attractive open outlook to the front
- Larger than average westerly facing rear garden
- Single garage located in a nearby block
- Living room with feature fireplace
- Kitchen/dining room overlooking the garden
- Three first floor bedrooms
- Bathroom
- Excellent opportunity for further improvement and personalisation

TOTAL FLOOR AREA 69 sq.m.

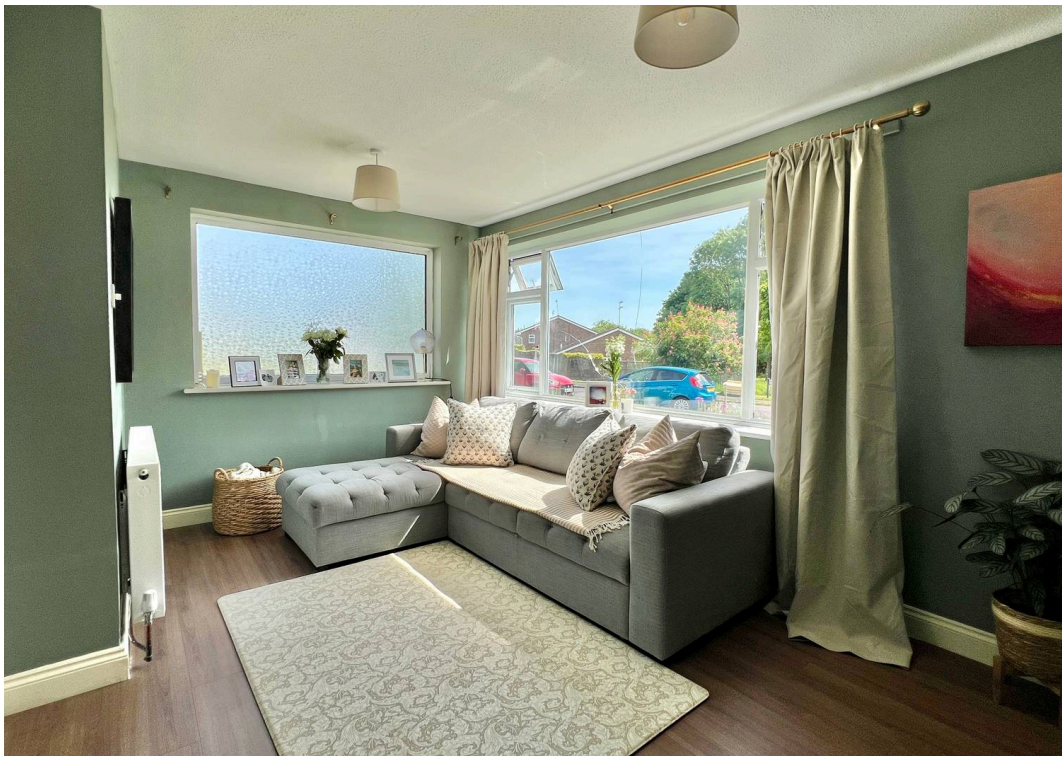
TENURE Freehold

COUNCIL TAX Somerset Council Tax Band C.
Charges payable for 2026/27 - £2,403.72

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of 75mbps are available and good mobile signal across the four main networks (source: Ofcom)

EPC Energy Efficiency Rating: D





Situated within the highly sought after residential area of Sherford on the western side of Taunton, this well positioned three bedroom home enjoys an enviable open outlook to the front together with a larger than average westerly facing rear garden, ideal for afternoon and evening sunshine. The property further benefits from gated rear access leading to a single garage and parking space located in a block behind the house.

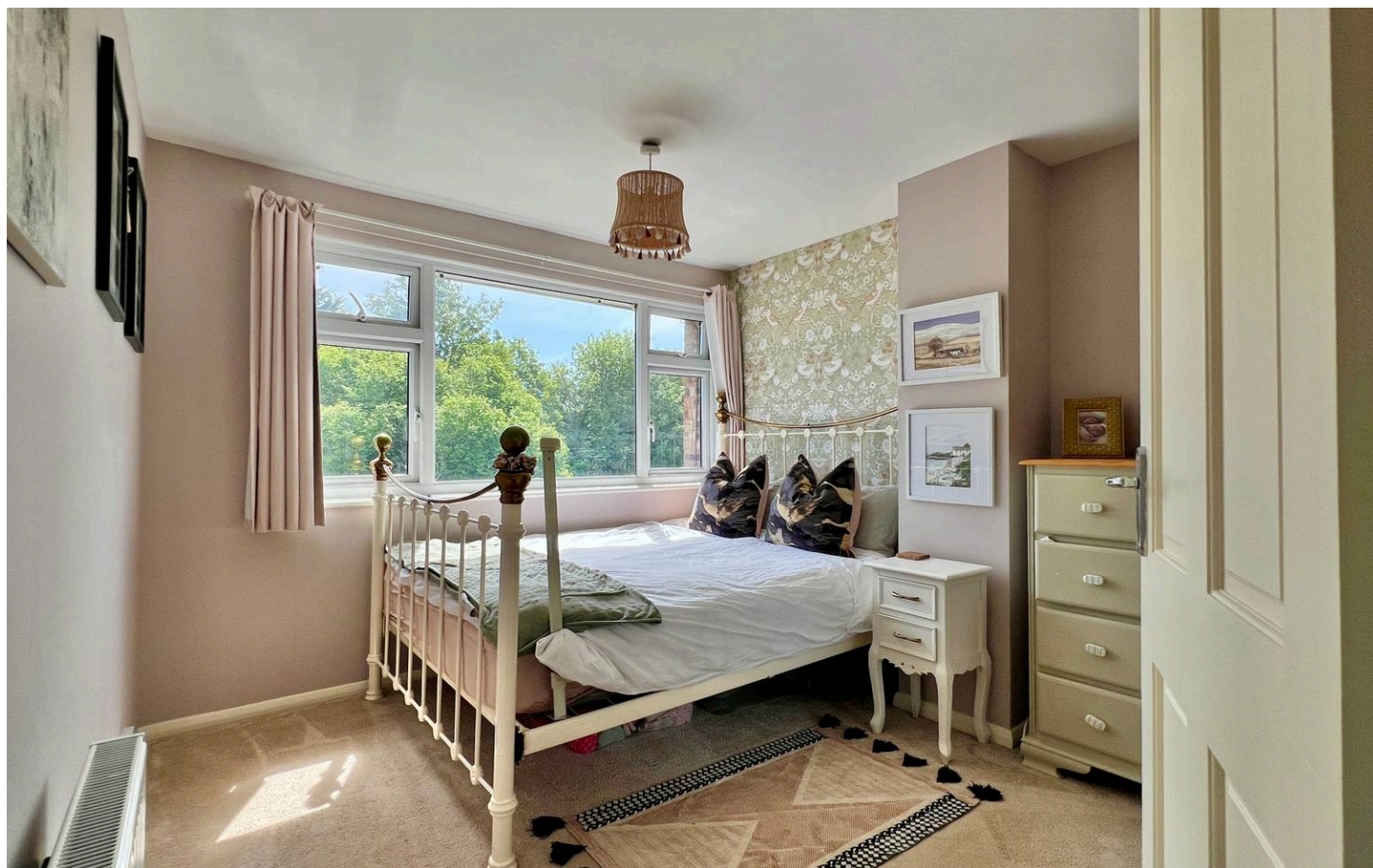
The gas centrally heated accommodation comprises an entrance hall with stairs rising to the first floor, comfortable living room with a feature fireplace, and a kitchen/dining room overlooking the rear garden. To the first floor are three bedrooms and a family bathroom, with the shower installation requiring completion by the new owner, offering an opportunity to personalise the space to individual requirements.

Externally, the generous enclosed rear garden provides an excellent area for families, entertaining and gardening enthusiasts alike, whilst the open aspect to the front enhances the pleasant setting of the property.

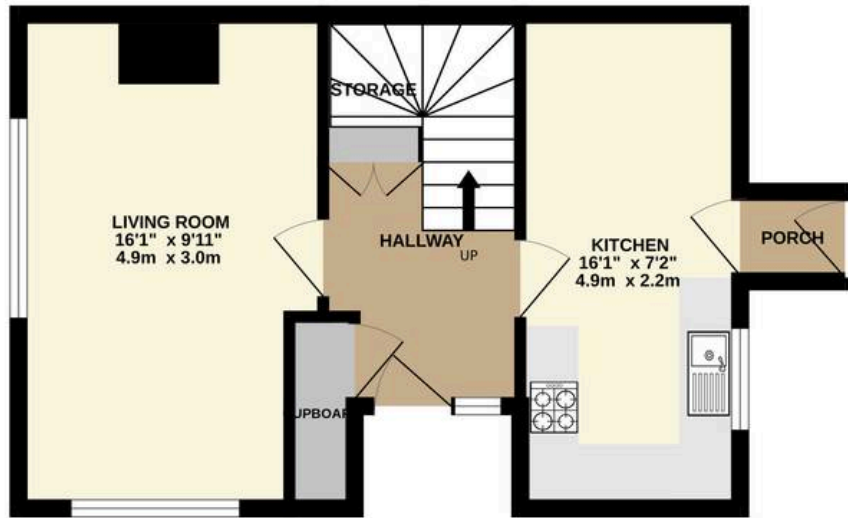
Early viewing is strongly recommended.

THE AREA

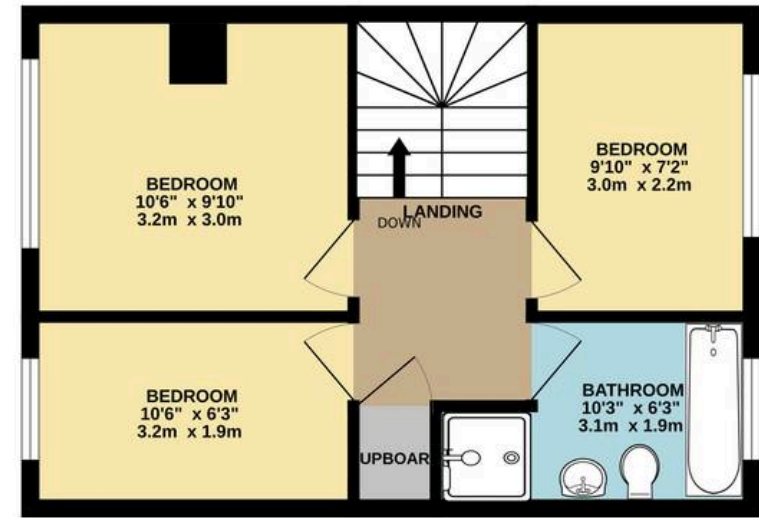
Sherford remains one of Taunton's most desirable residential areas, particularly popular with families and professionals due to its convenient access to well regarded schooling, local amenities and the town centre. Nearby facilities include shops, parks, healthcare services and regular transport links, whilst Taunton town centre offers an extensive range of shopping, leisure and dining options together with a mainline railway station providing links to London Paddington and the South West. The area also provides excellent access to the M5 motorway and the surrounding Somerset countryside.



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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.
Made with Metropix ©2026



Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

