



18 Larch Close, Taunton

- Three bedroom semi-detached family home
- South facing enclosed rear garden
- Off road parking for up to four cars
- Entrance hall, living room and separate dining room
- Kitchen with fitted base and wall units
- Three first floor bedrooms
- First floor family bathroom
- Previous planning permission for a garage to the side, now lapsed
- Excellent potential for further improvement, subject to any necessary consents

TOTAL FLOOR AREA 73 sq.m.

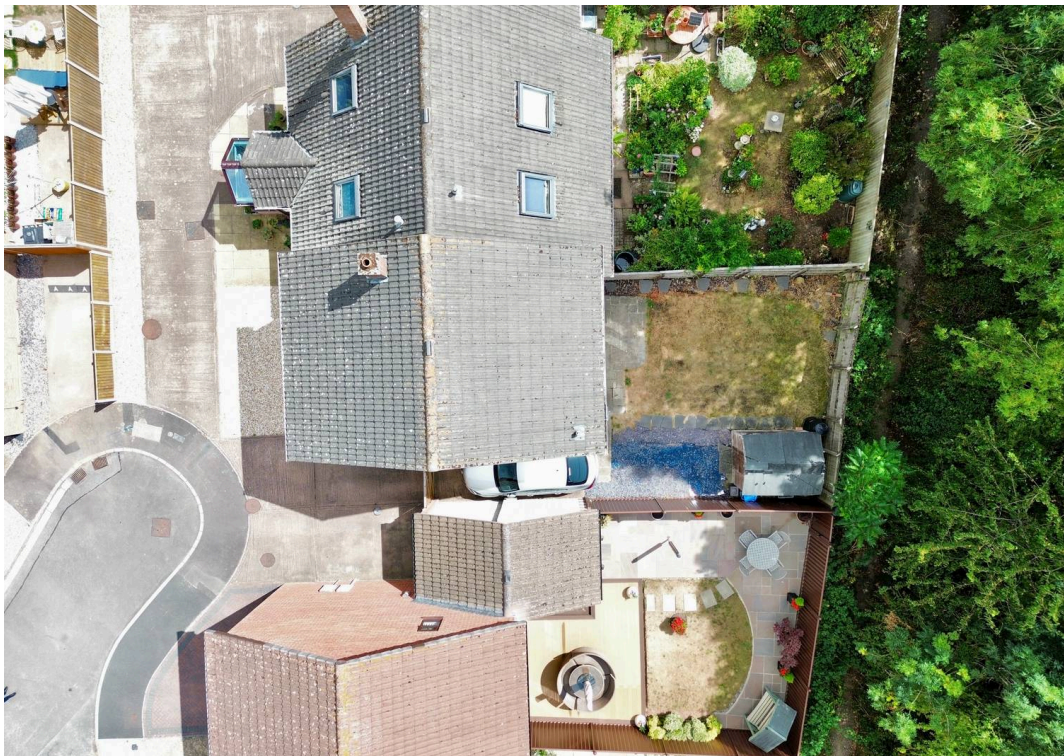
TENURE Freehold

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 upto 1800mbps are available and good mobile signal across the four main mobile networks.

EPC Energy Efficiency Rating: C





Situated within a popular residential setting, this three bedroom semi-detached house provides well-proportioned accommodation together with particularly useful parking and a private, south facing rear garden.

The property offers excellent scope for a new owner to personalise and improve, while the current owners had previously obtained planning permission for the construction of a garage to the side of the property. Although this permission has now lapsed, the owners believe that a renewed application would be favourably considered, subject of course to the necessary planning consents.

On entering the property, the entrance hall has stairs rising to the first floor and a door leading into the living room. The living room enjoys a good degree of natural light from the window overlooking the front of the property. A further door leads through to the dining room, which provides an excellent everyday family space and has French doors opening directly onto the rear garden. An opening leads through to the kitchen, which is fitted with a range of base cupboards, wall-mounted units and working surfaces.

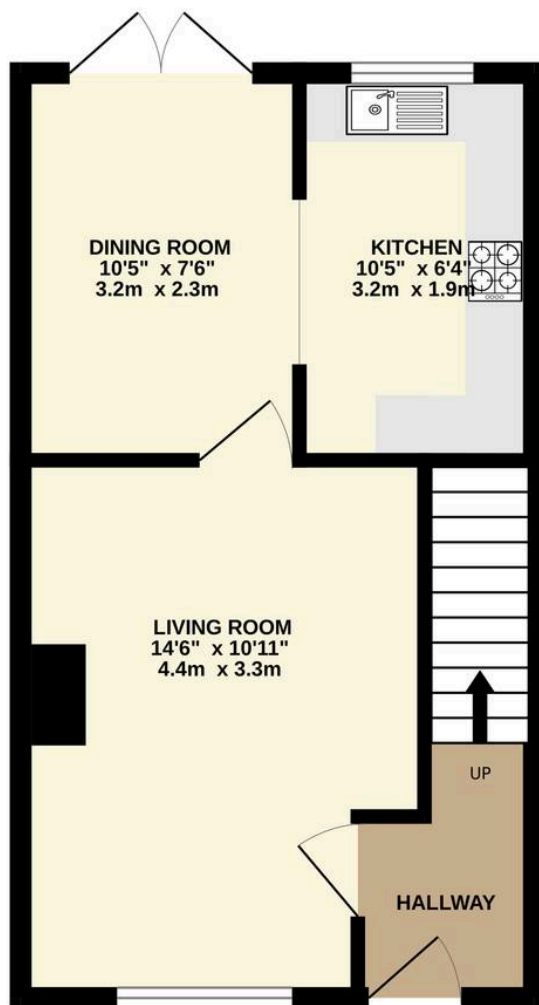
On the first floor are three bedrooms, together with a family bathroom.

Outside, the property benefits from an unusually good provision of off-road parking. There is space for two vehicles to the front, with a further two parking spaces situated behind a pair of timber gates to the side/rear. The side garden area also provides the potential for the construction of a garage, subject to obtaining the appropriate planning permission.

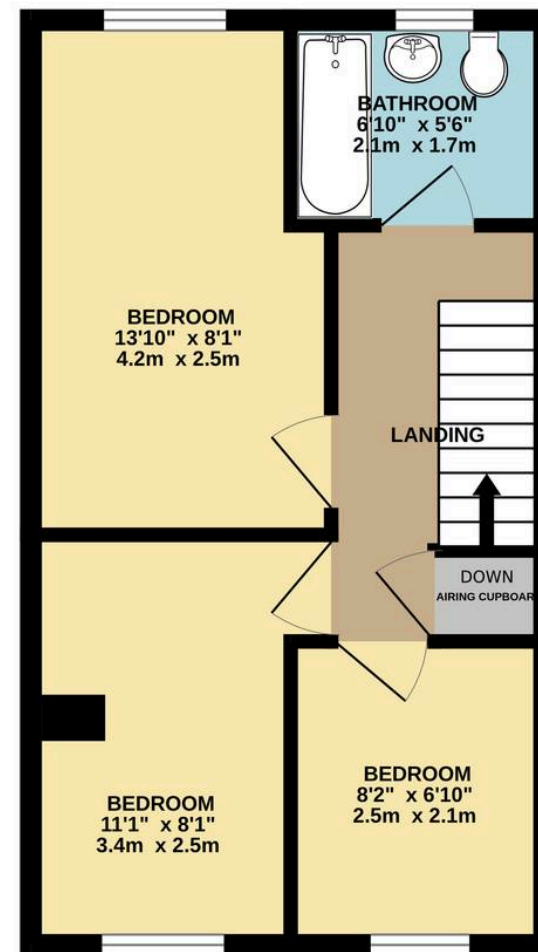
The rear garden is a particular feature of the property. Fully enclosed and enjoying a southerly aspect, it provides a good degree of privacy and offers an excellent space for outdoor entertaining, children and gardening, while benefiting from plenty of sunshine throughout the day.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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 not 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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