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estate and letting agents

14 The Shoulders, Taunton – TA2 8QD
£220,000

14 The Shoulders

Taunton

- A modern two bedroom terrace house
- Recently improved and beautifully presented throughout
- Good-sized living/dining room
- Recently refitted kitchen
- Ground floor cloakroom/wc
- Two bedrooms
- Refurbished bathroom
- New carpets and redecoration
- Modern lighting throughout
- Landscaped rear garden with new fencing
- Off-road parking for one to two vehicles

TOTAL FLOOR AREA 53 sq.m.

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1,800mbps are available and good mobile signal across all four main networks (Source: Ofcom).

Council Tax band: B. Charges for 2026/27 - £ 2,103.24

Tenure: Freehold

EPC Energy Efficiency Rating: C





A beautifully updated two-bedroom home, having recently undergone a programme of improvements by the current owners, including a refitted kitchen and bathroom, and a landscaped rear garden. Situated within the popular Nerrols Farm development, the property offers well-presented accommodation comprising an entrance hall, cloakroom/WC, kitchen, good-sized living/dining room, two first-floor bedrooms and a modern bathroom. Outside, the enclosed rear garden has been landscaped for ease of maintenance, with off-road parking for one to two vehicles to the rear. An internal viewing is highly recommended.

The current owners have recently improved the property throughout, with new carpets, redecoration and modern lighting complementing the newly fitted kitchen and bathroom to create a fresh and contemporary finish.

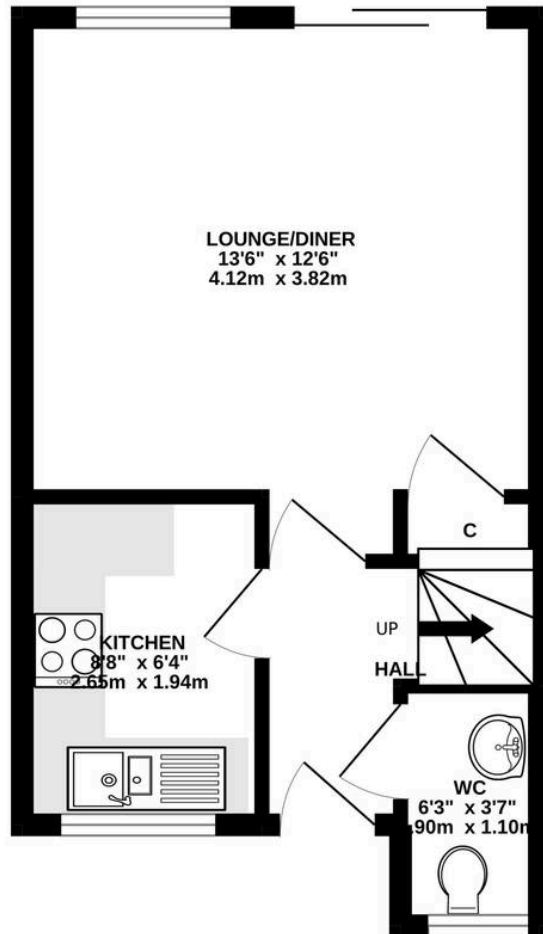
Outside, the enclosed rear garden has been newly landscaped and benefits from replacement fencing, providing an attractive and low-maintenance space. Off-road parking for two vehicles is situated to the rear.

THE AREA

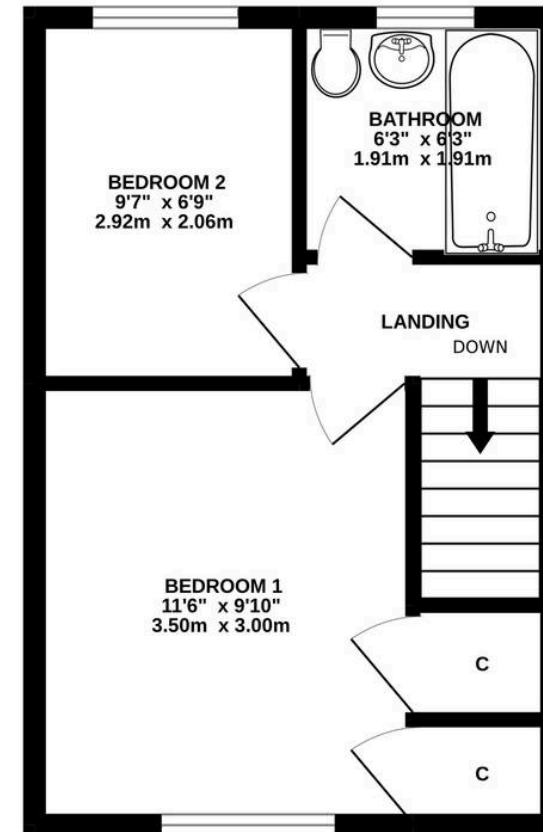
Nerrols Farm is a popular residential development on the eastern outskirts of Taunton, conveniently positioned for access to local amenities, schools and the nearby village of Monkton Heathfield. Taunton town centre offers an extensive range of shopping, leisure and recreational facilities, together with a mainline railway station. The M5 motorway at Junction 25 is also accessible, providing convenient road links for commuters.



GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.

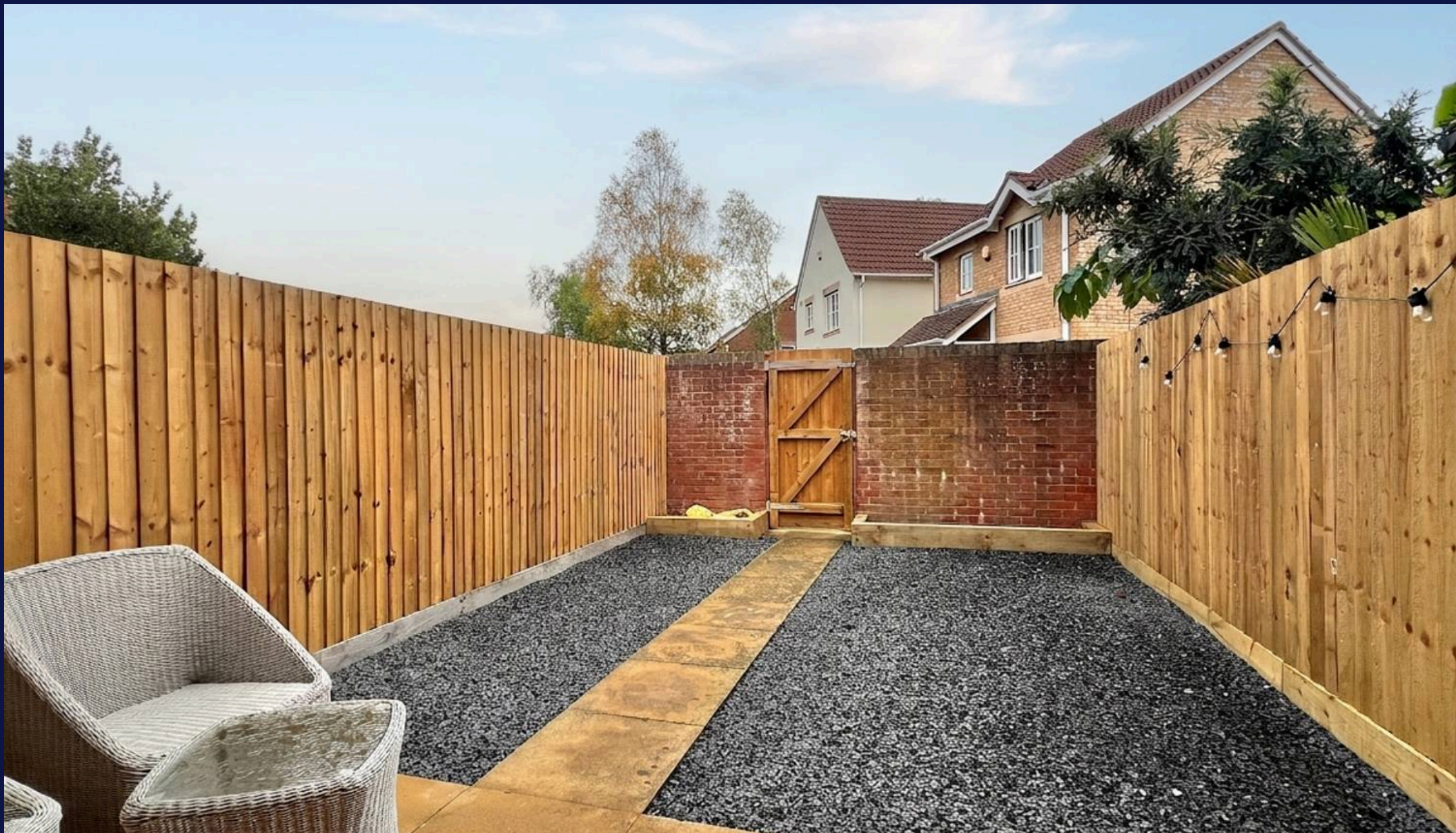


1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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