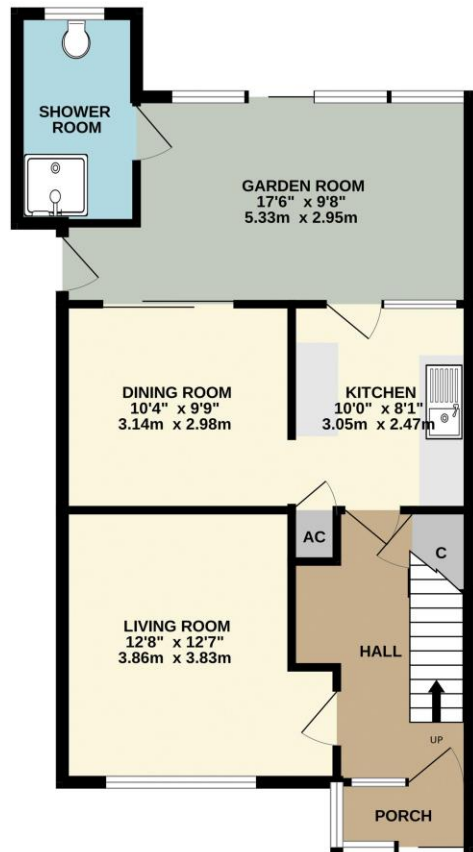


GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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.
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£210,000

WARE & CO
estate and letting agents

12, Adcombe Road, Taunton, Somerset, TA2 8EH

A spacious family home on the northern outskirts of Taunton

FOR SALE WITH NO ONWARD CHAIN

In need of further modernisation

Two separate reception rooms

Kitchen

Garden room

Ground floor shower room/wc

Three bedrooms

Bathroom and separate wc

Private enclosed rear garden



Situated in a small cul de sac on the far northern outskirts of Taunton, this spacious mid terrace family home comes to the market with the benefit of no onward chain.

The property offers the potential for off road parking to the front, whilst to the rear is a private enclosed garden laid in the main to a level lawn with mature shrub bed borders.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, living room to the front, separate dining room, kitchen, garden room, ground floor shower room/wc, three bedrooms, bathroom and a separate wc.

TOTAL FLOOR AREA

102 sq.m.

TENURE

Freehold

COUNCIL TAX BAND

Somerset West and Taunton Council Tax band B.

Charges payable 2022/23 - £1,491.30

SERVICES

Main services of electricity, water and drainage are connected. Economy 7 heating system installed. We are informed that gas is available in the street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			