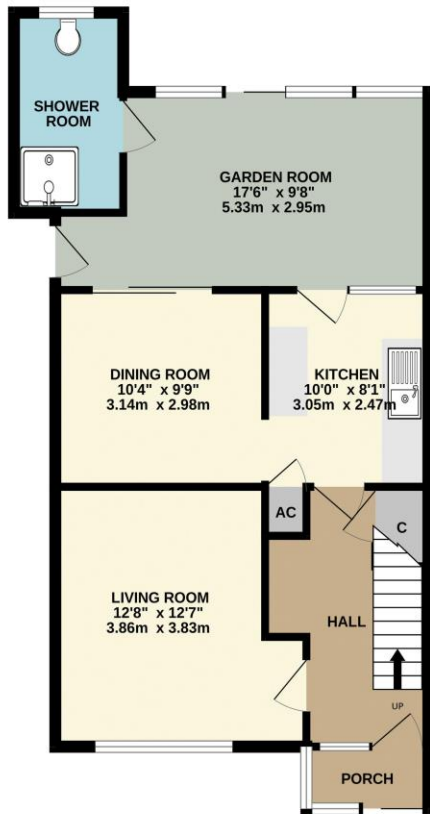
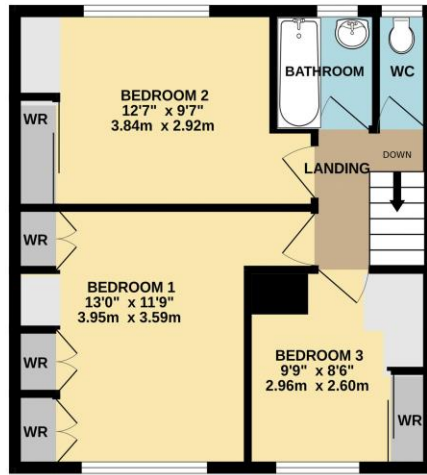


GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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53 Bridge Street, Taunton, Somerset, TA1 1TP  
T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£200,000

**WARE & CO**  
estate and letting agents

## 12, Adcombe Road, Taunton, 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.

Agent Notes: The property is non standard Laing Easi-Form construction and we are informed that there is a wide choice of lenders available to those seeking a mortgage.

### TOTAL FLOOR AREA

102 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax band B.  
Charges payable 2024/25 - £1,871.62

### 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.

