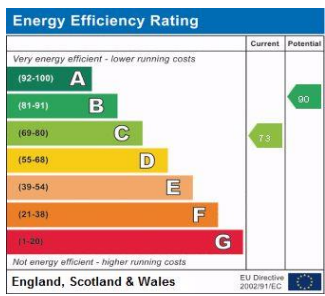
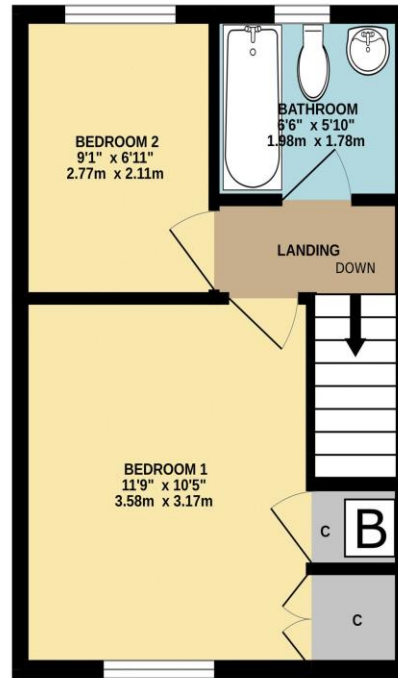
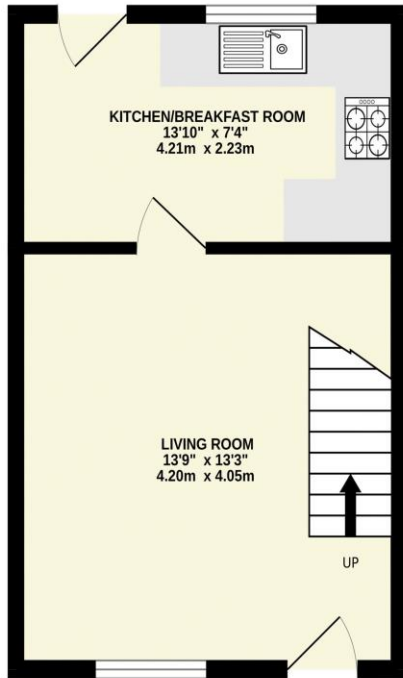


GROUND FLOOR

1ST FLOOR



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 6/2024



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£205,000

**WARE & CO**  
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## 28, Chelmer Close, Taunton, TA1 2TB

### NO ONWARD CHAIN

A modern starter home in a cul de sac position in Blackbrook

Brand new Kitchen/dining room with integrated appliances

Good sized living room

Two bedrooms

Bathroom

Private enclosed rear garden with shed

Drive parking for two cars

Gas fired central heating and double glazing

Close to good amenities



Located in the heart of Blackbrook is this good sized two bedroom home that comes to the market with the benefit of no onward chain, two off road parking spaces and a private enclosed rear garden. Situated at the head of a small cul de sac of similar properties, the house has facing brickwork walls under a tiled and insulated roof and is provided with a recently installed gas fired central heating system and sealed unit double glazing giving a warm and cosy atmosphere, ideal for the first time buyer, young families or the downsizer.

The property briefly comprises a good sized living room, a brand new kitchen/dining room with integrated appliances, two bedrooms and a first floor bathroom. To the front there is drive parking for two to three cars, whilst to the rear is an enclosed garden with a timber garden shed.

### TOTAL FLOOR AREA

54 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band B. Charges payable for 2023/24 - £1,647.87.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

The options of standard/ superfast/ ultra fast and fibre optic broadband are available in the area and to the property. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

