



GROUND FLOOR  
APPROX. FLOOR  
AREA 657 SQ.FT.  
(61.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£265,000

**WARE & CO**  
estate and letting agents



## 8, Longacre Close, Taunton, TA2 7TA

### NO ONWARD CHAIN

A detached family house requiring modernisation

Cul de sac location close to range of local amenities

Entrance porch with cloakroom/wc

Spacious living/dining room

Fitted kitchen

Three bedrooms

Bathroom

Drive parking and garage with workshop area

West facing enclosed rear garden



Occupying a cul de sac position on the northern outskirts of Taunton, close to a wide range of local amenities and within easy reach of Taunton town centre, the railway station and the M5 Motorway at Junction 25, this spacious detached family home comes to the sales market with the benefit of no onward chain. The property requires modernisation, but offers lots of potential to a purchaser looking to create a fantastic family home with room to extend further, subject to the necessary permission.

The accommodation briefly comprises an entrance porch with a cloakroom/wc, spacious living/dining room, kitchen, three bedrooms and a family bathroom. To the front there is drive parking leading to the attached single garage with offers a separate workshop area, whilst to the rear of the property is a private southwest facing enclosed garden with a paved patio and a level lawn with shrub and flower bed borders.

### TENURE

Freehold

### TOTAL FLOOR AREA

83 sq.m.

### COUNCIL TAX

Somerset Council Tax Band D. Charge payable for 2023/24 - £2,118.70.

### SERVICES

Main services of gas, electricity, water and drainage are connected. Gas fired central heating with radiators. Telephone and broadband are connected. Standard, superfast and ultrafast are available. Mobile signal and data available. Please see OFCOM Checker for more details.

