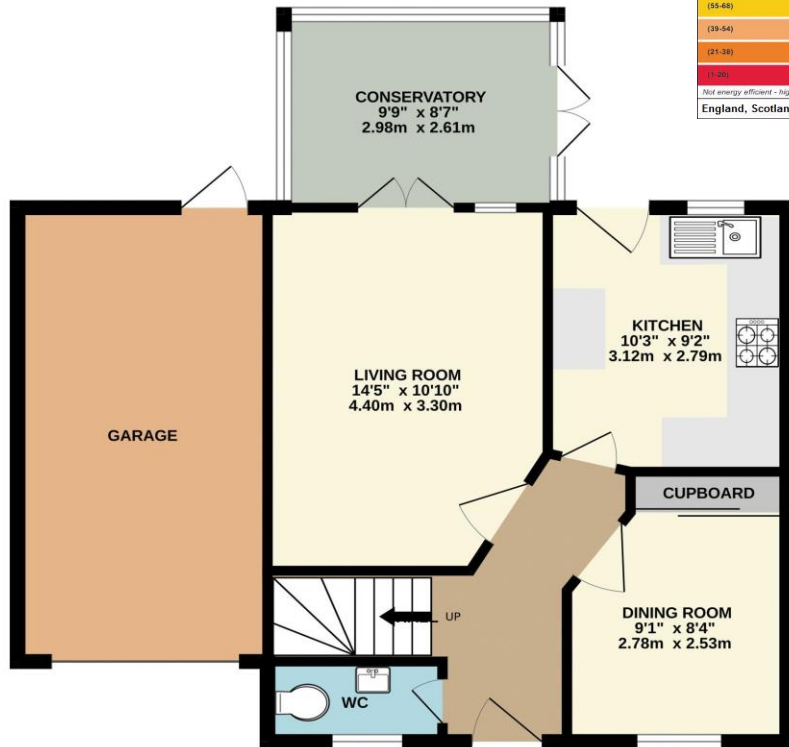
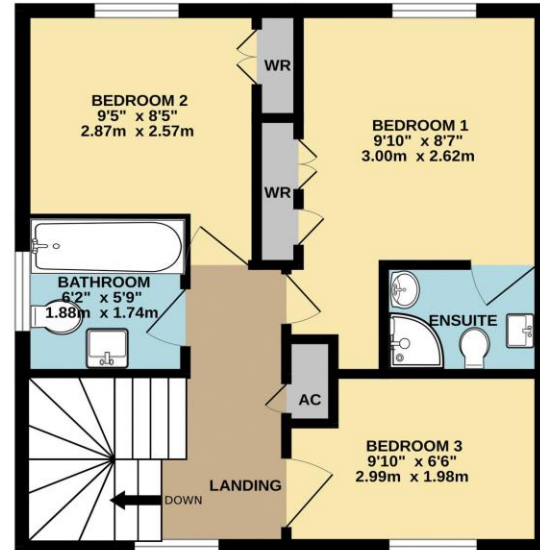


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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



£295,000

WARE & CO
estate and letting agents

8, Cashford Gate, Taunton, TA2 8QA

A well presented spacious semi detached family home in Nerrols Farm

Drive parking for two cars

Attached garage

Entrance hall with cloakroom/wc

Two separate reception rooms

Conservatory

Fitted kitchen with integrated appliances

Principal ensuite bedroom * two further bedrooms

Family bathroom

Enclosed rear garden



Nestled in a small cul de sac within the Nerrols Farm development is this good sized and well presented semi detached family home with drive parking and an attached garage.

Fitted with gas fired central heating and double glazing, the accommodation comprises an entrance hall with a cloakroom/wc and stairs rising to the first floor, spacious living room with double doors to a modern conservatory, separate dining room, fitted kitchen with integrated appliances and a breakfast bar, principal ensuite bedroom with built-in wardrobes, two further bedrooms, one with a built-in wardrobe and a a three piece family bathroom.

To the front there is drive parking for two cars, which in turn leads to the attached garage, whilst to the rear is an enclosed garden laid to a paved patio with a level lawn beyond, as well as a timber garden shed.

TOTAL FLOOR AREA

81 sq.m.

TENURE

Freehold

COUNCIL TAX

Somerset Council Tax Band D. Charges payable for 2023/24 - £1,883.29

SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

