CONSERVATORY
11'5" x 6'2"
3.48m x 1.88m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales | EU Directive 2002/91/EC

BATHROOM

WC

KITCHEN
12'9" x 9'8"
3.89m x 2.95m

B

BEDROOM 2
11'5" x 11'5"
3.49m x 3.47m

AC

GARAGE
20'1" x 8'3"
6.13m x 2.51m

WR | WR | C

HALL

BEDROOM 1
12'3" x 11'6"
3.73m x 3.50m

LIVING ROOM
16'1" x 12'3"
4.90m x 3.74m
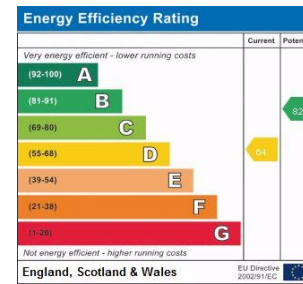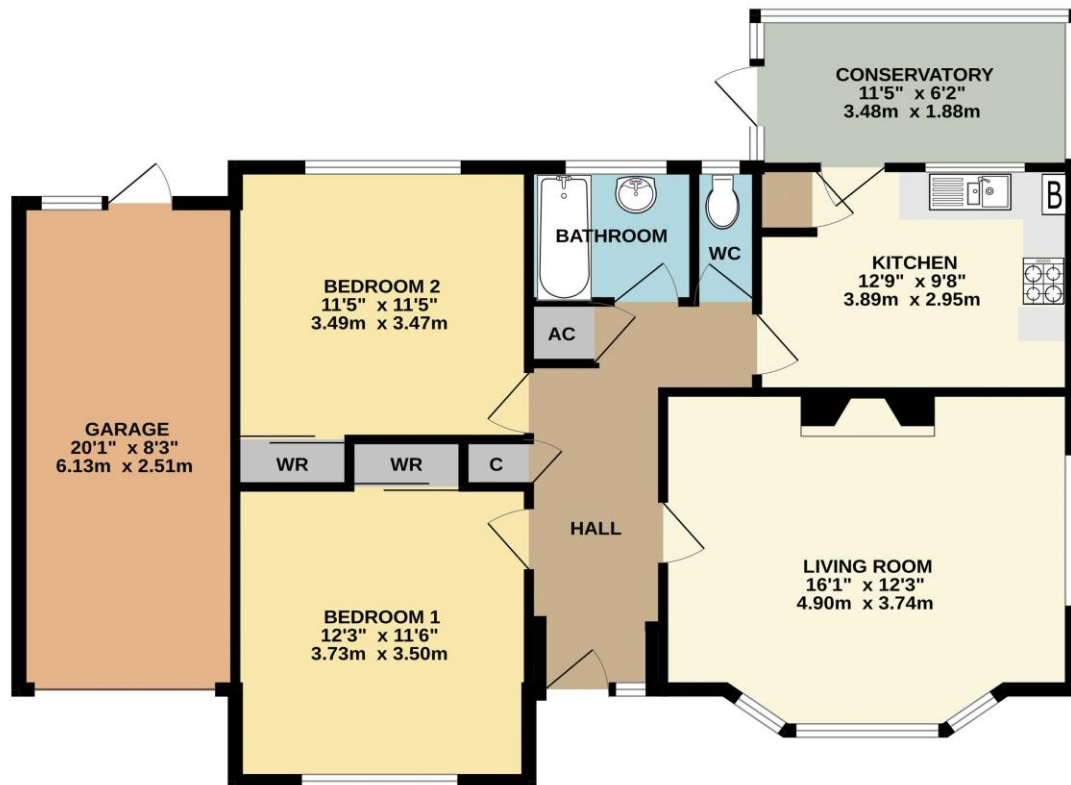
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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T: 01823 259604   E: info@wareandco.com   W: www.wareandco.com

£280,000

WARE & CO
estate and letting agents

1, Orchard Green, Taunton, TA2 7BE

A well presented and spacious detached bungalow standing in a small cul de sac

NO ONWARD CHAIN

Drive parking and garage

Beautifully maintained enclosed rear garden

Good sized living room

Kitchen/dining room

Modern conservatory

Two double bedrooms

Bathroom and separate wc

Close to local amenities

Standing on the far northern outskirts of Taunton in a small cul de sac of like properties is this spacious, well presented detached bungalow which comes to the market with the benefit of no onward chain.

The property is ideally situated close to a local convenience store, a bus stop and a recreational park, whilst Taunton's mainline railway station is only a mile distant.

The particular feature of the bungalow has to be the meticulously designed and maintained rear garden which offers a high degree of privacy and a wide and varied range of seasonal plants, various paved seating areas, vegetable patch and fruit bushes, and a timber summerhouse. There is private access to the rear of the attached single garage which boasts a remote controlled electric up and over door.

The gas centrally heated and double glazed accommodation briefly comprises a good sized entrance hall, spacious living room, kitchen/dining room with a modern conservatory off, two very good sized double bedrooms, a bathroom with a shower over the bath and a separate wc.

TOTAL FLOOR AREA
76 sq.m.

TENURE
Freehold

COUNCIL TAX
Somerset Council Tax Band D. Charges payable for 2024/25 - £2,406.36.

SERVICES
Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1000 Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.