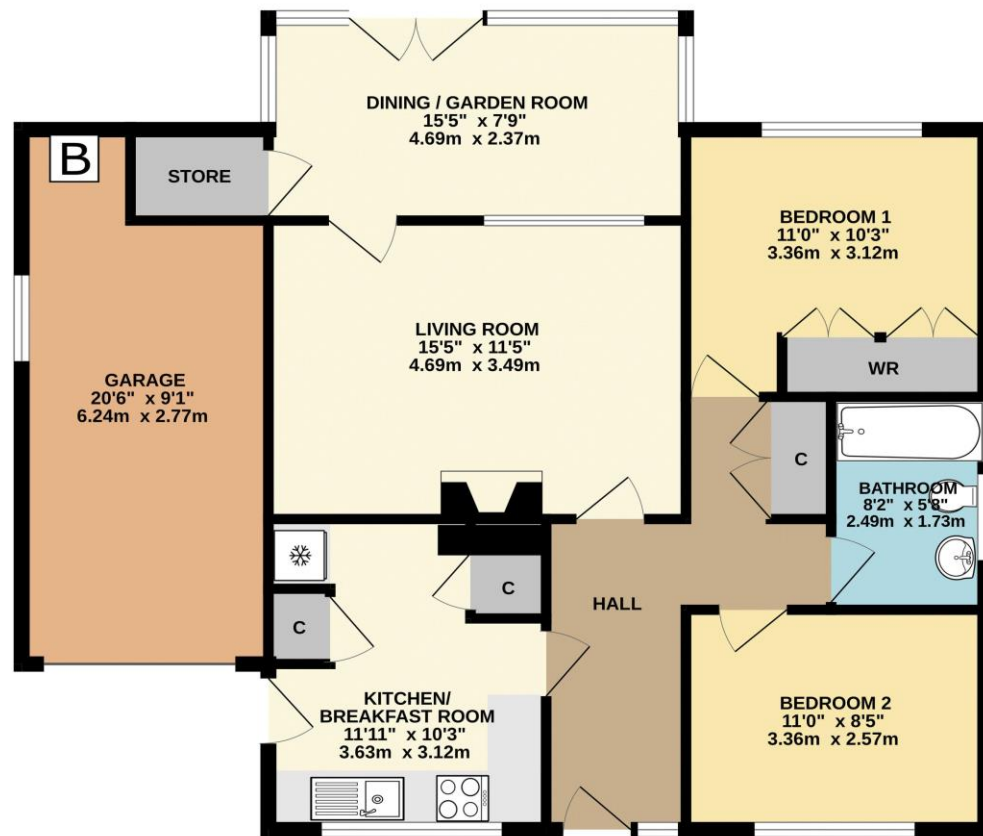


GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	74



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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£310,000

WARE & CO
estate and letting agents

Dawnhill, Slough Green, Taunton Somerset, TA3 5RR

A well presented detached bungalow in the picturesque area of Slough Green

A tranquil quiet location overlooking fields to the front and rear

Extremely well presented throughout

Drive parking and garage

Spacious living room

Garden/dining room

Well fitted kitchen

Two double bedrooms

Bathroom

Delightful enclosed mature rear garden



This stunning detached bungalow is located in the favoured and picturesque area of Slough Green and offers a perfect blend of modern comfort and serene surroundings, making this an ideal property for those seeking a peaceful retreat with convenient access to Taunton or Ilminster.

The property is accessed through a pair of five bar gates with drive parking and an attached garage to the side, with an attractive and colourful garden to the front. To the rear you step into your own private oasis with a lush green lawn, vibrant flower and shrub beds, mature trees, and various patio areas to track the sun, creating a perfect setting for outdoor relaxation and entertainment. Whether you're hosting a summer barbecue, enjoying a morning coffee, or cultivating your own vegetable patch, this garden has it all.

The immaculate centrally heated accommodation briefly comprises an entrance hall, spacious living room, garden/dining room with a large built-in store, well appointed kitchen/breakfast room, two double bedrooms and a bathroom.

TOTAL FLOOR AREA

74 sq.m.

TENURE

Freehold

COUNCIL TAX

Somerset Council Tax Band D.

Charges payable for 2024/25 - £2,141.99.

SERVICES

Mains electricity and water are connected. Oil fired central heating with radiators. Modern shared private treatment plant for drainage with three neighbouring properties.

