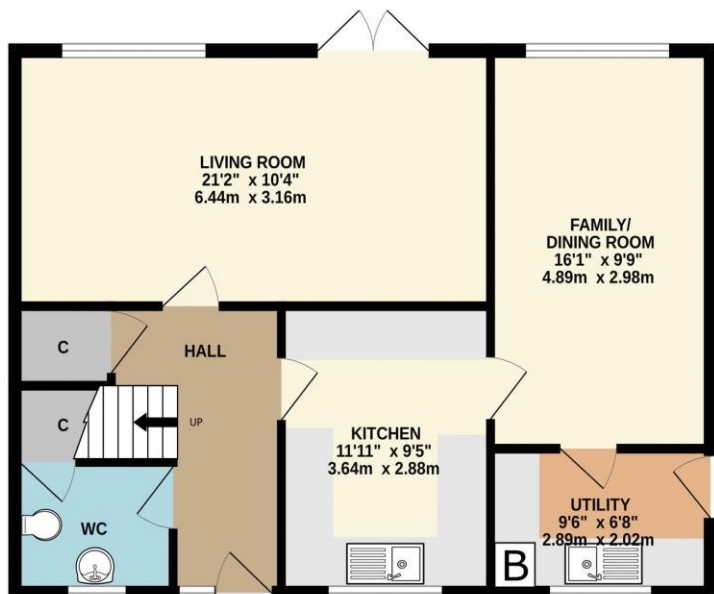
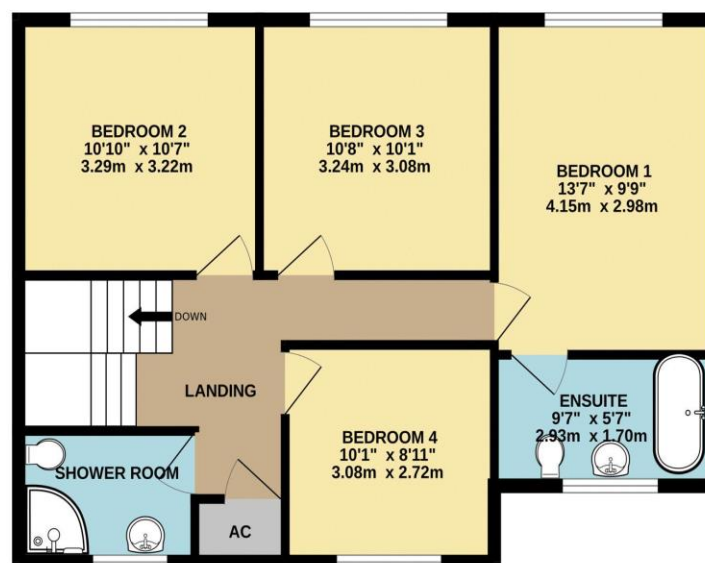


GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



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

England, Scotland & Wales



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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£345,000

**WARE & CO**  
estate and letting agents

## 10, Saffron Close, Taunton, Somerset TA1 3XW

A very spacious extended and immaculately presented semi detached family home

Ample drive parking and a large detached single garage

Private enclosed southerly facing rear garden

Cloakroom/wc

Substantial living room with patio doors to the rear garden

Large separate dining/family room

Kitchen and utility room

Principal bedroom with a contemporary ensuite bathroom

Three further good sized bedrooms

Family shower room



Situated in Saffron Close on southeastern outskirts of Taunton, this stunning extended four-bedroom semi-detached home offers the perfect blend of contemporary style and family-friendly living. From its very spacious interior to the meticulously designed sunny rear garden, every detail of this property has been thoughtfully crafted to create a truly exceptional living space.

Located in the desirable Dowland area, this home benefits from close proximity to local amenities, reputable schools, and excellent transport links. Enjoy the best of both worlds with the tranquility of suburban living and the convenience of Taunton's vibrant town centre just a short drive away.

The immaculately presented accommodation briefly comprises an entrance hall with stairs to the first floor and a generously sized cloakroom/wc, spacious living room with double doors to the rear garden, separate dining/family room with a utility room off, fitted kitchen, principal bedroom with an ensuite bathroom, three further good sized bedrooms and a family shower room. There is ample drive parking to the front, a detached single garage with power, light and water and gated side access to the fantastic south facing and private enclosed rear garden with various decked seating areas, level lawn and tall timber fencing for privacy.

### TOTAL FLOOR AREA

132 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band C.  
Charges payable for 2024/25 - £2,138.98

### SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds up to 49mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

