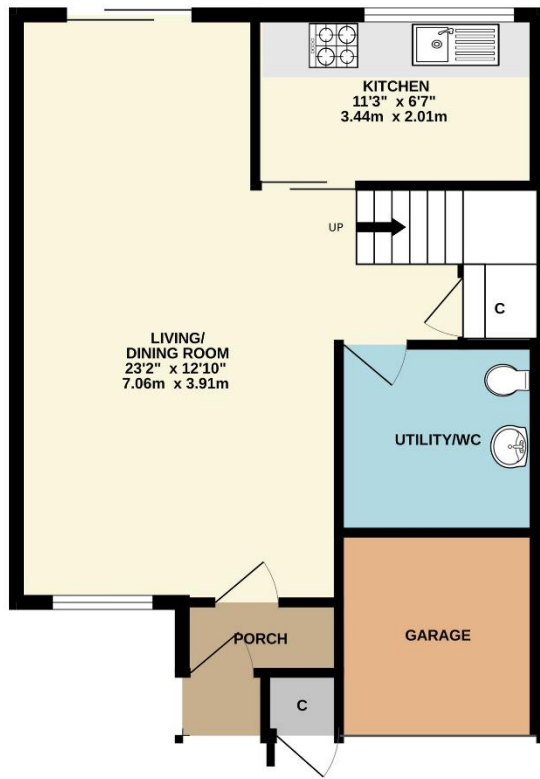
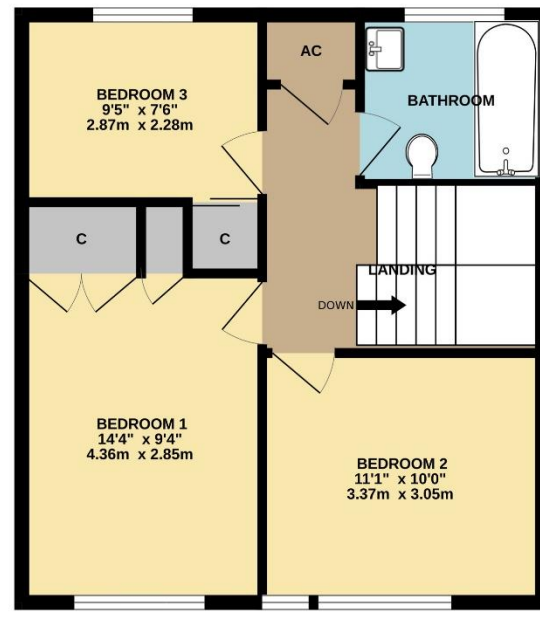


GROUND FLOOR



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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£264,500

**WARE & CO**  
estate and letting agents

## 6, Rowbarton Close, Taunton, TA2 7DQ

A spacious well presented mid terrace house  
house standing in a quiet cul de sac

Drive parking

Private enclosed rear garden

Living/dining room

Kitchen

Ground floor WC

Three good sized bedrooms

First floor bathroom

Gas central heating and double glazing

Close to local amenities



Situated in a small cul de sac in the Rowbarton area of Taunton is this well presented and spacious family home located close to good local amenities, schooling and Taunton Railway Station which is within walking distance of the property.

The house has been well loved and cared for by the current owners and benefits from a replacement kitchen, a new combination boiler in 2023 with a 10 year warranty, a refurbished contemporary bathroom and a resurfaced pavior driveway.

The accommodation briefly comprises an entrance lobby, good sized living/dining room, kitchen, utility room/wc, three generous bedrooms and a three piece bathroom. To the front there is parking for at least two cars, with a storage room with an up and over door and an additional store cupboard. The garden lies to the rear of the property and offers a full width patio area, timber garden shed and greenhouse, vegetable patch, all season lawns, wildlife fishpond and a decked patio area to the rear.

Rowbarton Close combines the charm of a close-knit community with the conveniences of modern living, making it an attractive choice for those seeking a balanced lifestyle. Whether you're looking for a family home, a place to retire, or a sound investment, Rowbarton Close has much to offer.

### TOTAL FLOOR AREA

TBA

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band B. Charges payable for 2024/25 - £1,871.62

### 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 1,000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

