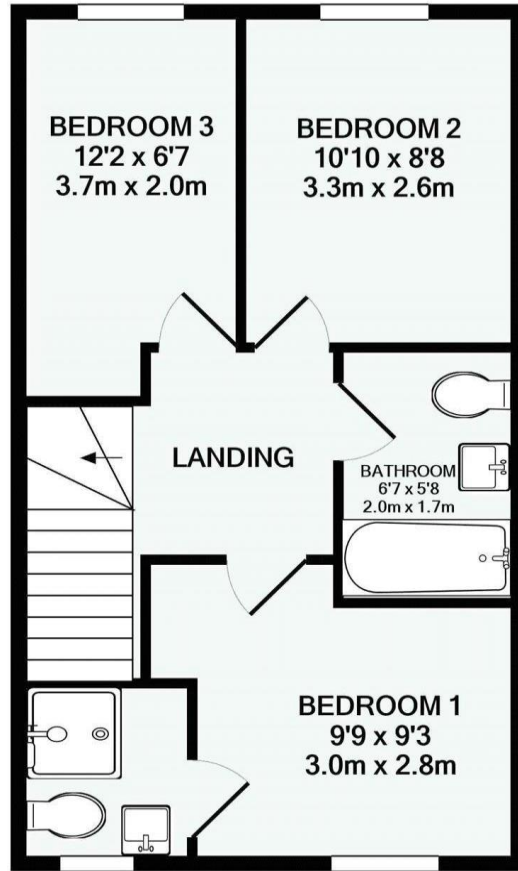


GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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£267,000

**WARE & CO**  
 estate and letting agents

## 32, Dragon Rise, Taunton, TA2 6FB

### NO ONWARD CHAIN

A spacious modern three bedroom semi detached family home

Drive parking for two cars

Private enclosed rear garden

Entrance hall with cloakroom/wc

Kitchen/breakfast room

Living/dining room

Principal ensuite bedroom

Two further bedrooms

Family bathroom



Situated in a modern cul de sac on the outskirts of Norton Fitzwarren, this spacious family home comes to the market with the benefit of no onward chain.

With its modern design and thoughtful layout, this property is perfect for the growing family looking for a good sized home close to excellent amenities including a sought after primary school and transport links, yet within easy striking distance of Taunton's town centre and surrounding road infrastructure. The picturesque surroundings and friendly atmosphere make it a sought-after location for families.

The property offers drive parking space for two vehicles to the front and a private west facing enclosed garden to the rear with a useful storage shed and shelter. Internally, the gas centrally accommodation briefly comprises an entrance hall with a cloakroom/wc and stairs rising to the first floor, fitted kitchen/breakfast room with integrated appliances, generous living/dining room with double doors to the rear garden, principal bedroom with an ensuite shower room, two further bedrooms and a bathroom.

### TOTAL FLOOR AREA

80 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band C.

Charges payable for 2024/25 - £1,900.47.

### 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 up to 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.

