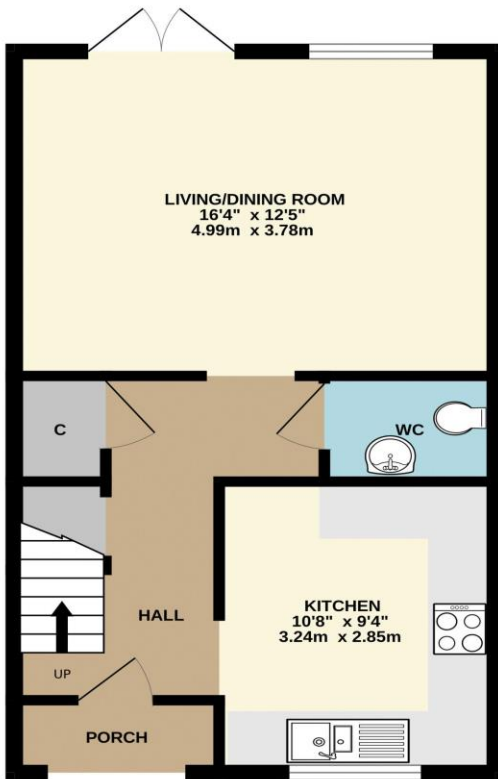
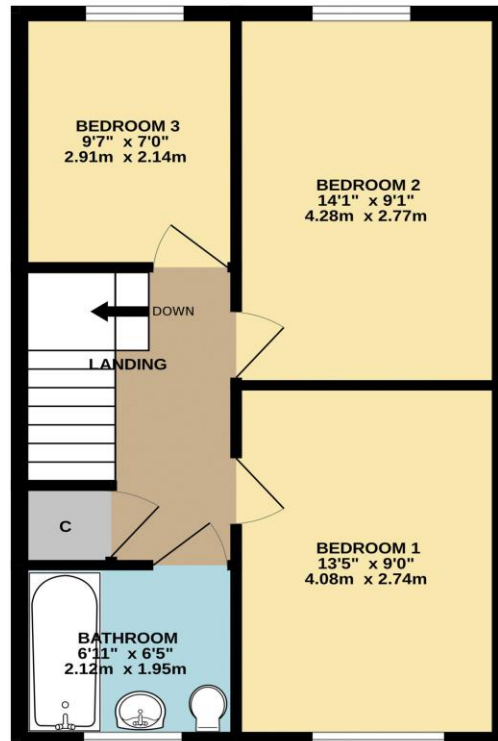


GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



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

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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£300,000

**WARE & CO**  
estate and letting agents

## 30, Sweeting Close, Taunton, TA3 5FB

A spacious semi detached family home on the outskirts of Creech St. Michael

Drive parking for two cars

Generous enclosed rear garden

Entrance hall with cloakroom/wc

Living/dining room

Modern kitchen with integrated appliances

Three good sized bedrooms

First floor bathroom

Close to a wide arnge of village amenities

Easy access to good schooling and countryside walks



We are delighted to present this immaculate three-bedroom semi-detached family house situated in the desirable Sweeting Close on the outskirts of Creech St. Michael. This property offers contemporary living with ample space and modern amenities, perfect for families or those seeking a comfortable, stylish home.

Situated in a quiet residential cul de sac on the outskirts of the village, Sweeting Close offers a peaceful retreat while being conveniently close to the amenities of Creech St. Michael. The village boasts a local shop/Post Office, a primary school, doctors' surgery and pharmacy, and recreational facilities, with easy access to the county town of Taunton for a wider range of shopping, social and educational facilities.

The house comprises an entrance hall with stairs rising to the first floor and a door to a cloakroom/wc, fitted kitchen with integrated appliances, spacious living/dining room with double doors opening onto the garden, three generously sized bedrooms and a bathroom.

To the front there are two designated parking spaces, whilst to the rear with gated side access is a larger than average garden with a paved patio, level lawn and a further patio area to the rear with a garden shed.

### TOTAL FLOOR AREA

83 sq.m.

### TENURE

Freehold

Sweeting Close Service Charges for April 2024 to March 2025 - £339.92 per property.

### COUNCIL TAX

Somerset Council Tax Band C.  
Charges payable for 2024/25 - £1,941.91.

### SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard and superfast 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.

