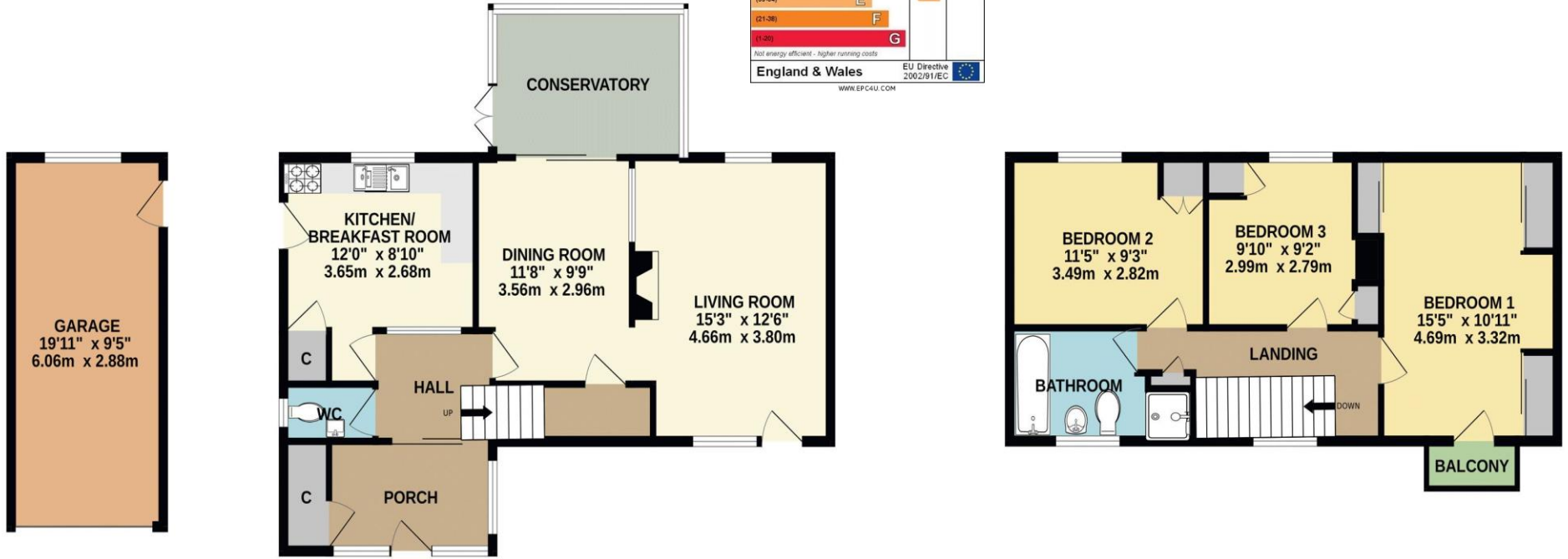


GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.

| Energy Efficiency Rating                                   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <small>Most energy efficient - lower running costs</small> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         | 61        |
| (55-68)  | D |                         |           |
| (39-54)  | E | 52                      |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <small>Not energy efficient - higher running costs</small> |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |
| <small>WWW.EPCAU.COM</small>                               |   |                         |           |

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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£375,000

**WARE & CO**  
estate and letting agents



## 5, Manor Close, Taunton, TA1 4RS

A spacious detached Family house in the sought after Parkfield area of Taunton

No onward chain

Drive parking and garage

Private enclosed rear garden

Entrance hall with cloakroom/wc

Two separate reception rooms

Kitchen/breakfast room

Three generous bedrooms

Four piece bathroom

Excellent school catchment area



Situated in the highly desirable Parkfield area of Taunton, this spacious three bedroom detached house comes to the market with the benefit of no onward chain.

Standing at the head of a small cul de sac and offering drive parking space for at least two cars, a garage with workshop area, a very private enclosed rear garden and bags of opportunity to put your own stamp on the property, this good sized family home thoroughly deserves a visit to appreciate it's potential.

The accommodation briefly comprises an entrance porch to hall with a cloakroom/wc and stairs leading to the first floor, living room, separate dining room, kitchen/breakfast room, three generously sized bedrooms and a family bathroom with a separate shower cubicle. To the front there is a raised lawned area with flower and shrub borders and drive parking leading to a garage to the side. To the rear is a private enclosed garden with an ornamental pond, level lawn, timber garden and various patio areas.

### TOTAL FLOOR AREA

106 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band E.  
Charges payable for 2024/25 - £2,941.10.

### 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 79Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

