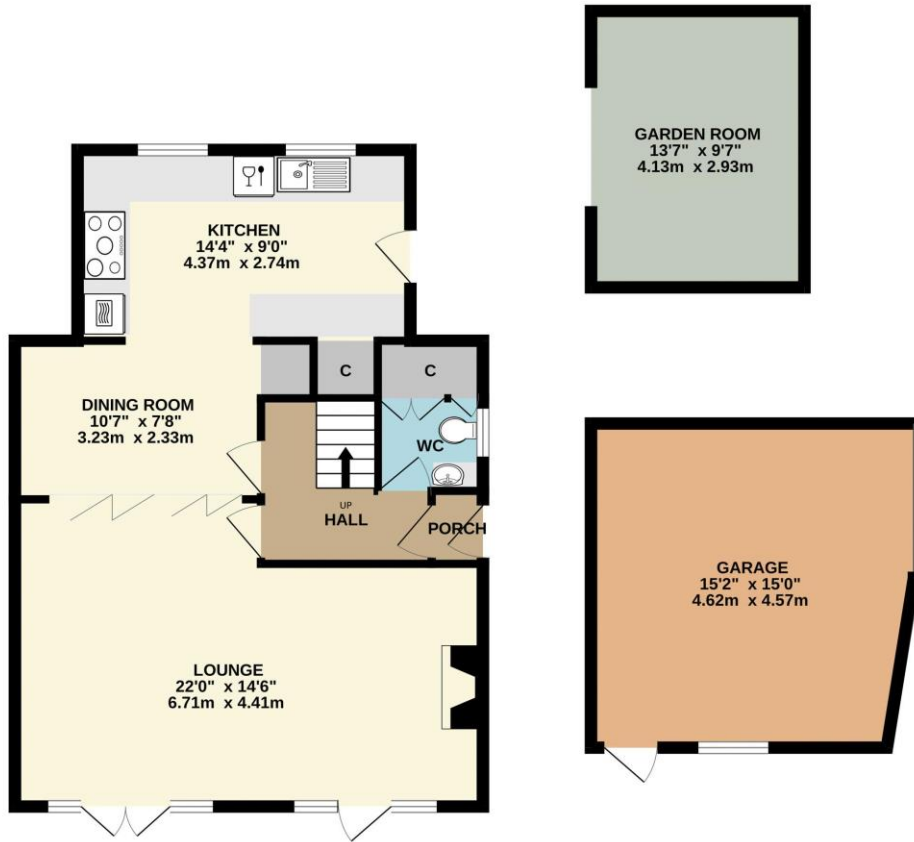
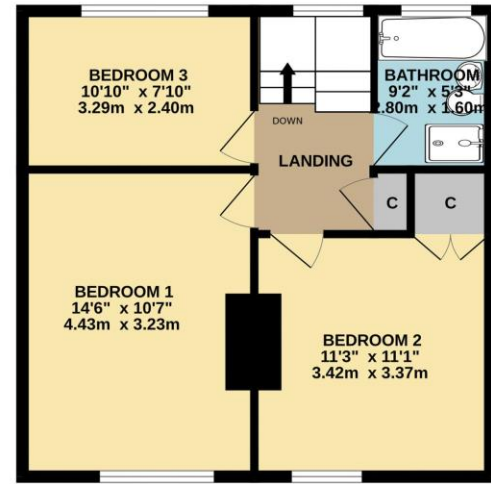
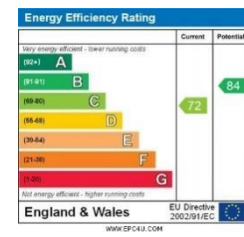


GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (136.0 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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£399,950

**WARE & CO**  
estate and letting agents

## 50, Comeytrove Lane, Taunton TA1 5HY

An immaculately presented and deceptively spacious semi detached house

Highly desirable Comeytrove area of Taunton

Refurbished to a high standard throughout

Ground floor cloakroom/wc

Good sized living room with a stunning balcony off boasting far reaching views

Dining room

Refitted kitchen with integrated appliances

Three generous bedrooms and a four piece bathroom

Ample drive parking and a large single garage with workshop



Situated in one of Taunton's most desirable areas, moments away from excellent amenities, highly respected schooling and Musgrove Park Hospital, this extended and immaculately presented family home comes to the market highly recommended by the sole agents, Ware & Company.

Refurbished to exacting standards by the current owners, this deceptively spacious home has been upgraded to an exceptionally high standard, combining contemporary style with comfort and practicality. There is drive parking space, a large single garage with workshop area off to the side, good sized enclosed and private garden to the front laid to lawn with raised vegetable beds and an enclosed garden to the rear with a level lawn, flower and shrub bed borders and a recently built open sided timber garden room ideal for outdoor dining or as a relaxation space throughout the year. In addition, there is an extra parking space just off the road to the front.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor and a door to the cloakroom/wc, spacious living room with a large glass sided balcony off, dining room opening onto the refitted kitchen with integrated appliances, three first floor bedrooms and a contemporary four piece bathroom.

### TOTAL FLOOR AREA

104 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, superfast and ultrafast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

