



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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£315,000

**WARE & CO**  
estate and letting agents



**35, Homefield, Cheddon Fitzpaine  
Taunton, Somerset, TA2 8GG**

A spacious semi detached family home presented in immaculate order throughout

One of only four of this design on the development

Sought after area of Cheddon Fitzpaine

Drive parking and garage

Enclosed private rear garden

Superb high quality kitchen/dining room with integrated appliances

Spacious living room

Principal ensuite bedroom

Two further bedrooms

Large family bathroom



An exceptional opportunity to acquire a larger-than-average modern semi-detached home, situated in the sought-after area of Homefield, Cheddon Fitzpaine, Taunton.

This immaculately presented property offers versatile and stylish accommodation, ideal for contemporary family living, the property is well maintained throughout, boasting contemporary décor and high-spec finishes.

Conveniently located, the home benefits from excellent local amenities, schools, and transport links, all while enjoying the peaceful surroundings of Cheddon Fitzpaine.

The spacious accommodation comprises an entrance hall with stairs rising to the first floor and a cloakroom/wc, generously sized living room, stunning kitchen/dining room with integrated appliances and double doors to the rear garden, principal bedroom with an ensuite shower room, two further bedrooms and a good sized family bathroom. There is drive parking to the side leading to an attached garage with an up and over door, electric light and power, whilst to the rear is an enclosed garden with a paved patio area, upper decked patio area and an artificial lawn.

**TOTAL FLOOR AREA**  
105 sq.m.

**TENURE**  
Freehold.  
There is a service charge payable to Pinnacle Property Management of £219.21 per annum for the upkeep of communal areas.

**COUNCIL TAX**  
Somerset Council Tax Band C. Charges payable for 2024/25 - £1,951.48

**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 1,800Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

**Agents Note.**  
This property is owned by a staff member of Ware & Company.

