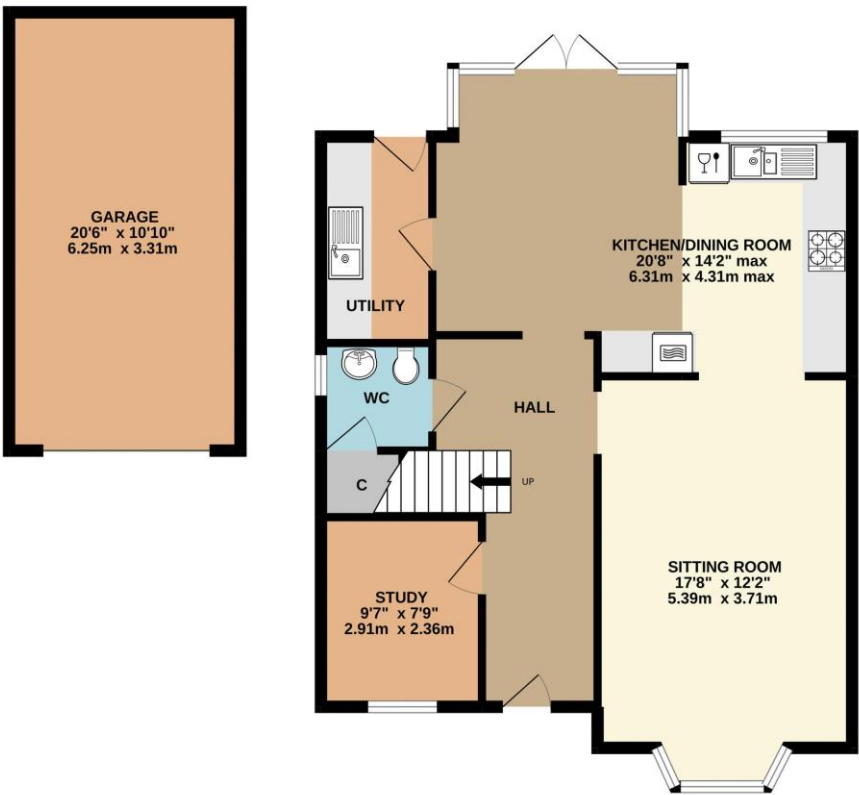
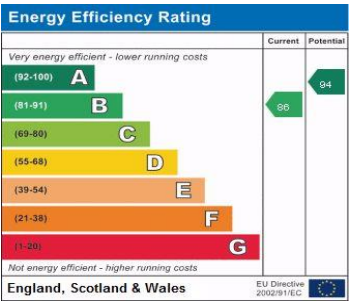
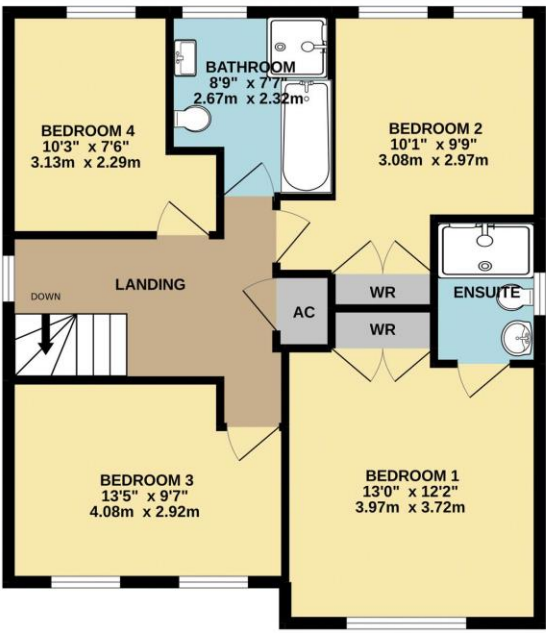


GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 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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£450,000

WARE & CO
estate and letting agents

**10, Bruford Drive, Cheddon Fitzpaine
Taunton, TA2 8FW**

A spacious recently built four bedroom detached family home

Presented in stunning contemporary order throughout

Entrance hall with cloakroom/wc

Separate study and utility room

Fantastic kitchen/dining room with integrated appliances

Good sized living room

Principal ensuite bedroom * three further bedrooms and a family bathroom

Drive parking and a detached single garage

Private enclosed rear garden



Situated in small cul de sac on the outskirts of the popular area of Cheddon Fitzpaine, close to good schooling and amenities, and a short drive away from Taunton town centre and the M5 Motorway at Junction 25, this superb detached family home stands a stones through away from open green field space.

Boasting a spacious and contemporary interior which has been lovingly created by the current owners, the property briefly comprises gas centrally heated accommodation of an entrance hall with stairs rising to the first floor, cloakroom/wc, study, living room, large kitchen/dining room with integrated appliances, utility room, principal ensuite bedroom with built-in wardrobe cupboards, three further good sized bedrooms and a four piece family bathroom.

To the side there is drive parking leading to a detached single garage, whilst to the rear is a landscaped enclosed garden offering a high degree of privacy and all year round useability.

TOTAL FLOOR AREA

143sq.m.

TENURE

Freehold

COUNCIL TAX BAND

Somerset Council Tax Band E.

Charges payable for 2025/26 - £2,876.93

SERVICES

Main services of gas, electricity, water and drainage 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.

