



91 Cashford Gate, Taunton, TA2 8QB  
£275,000



# 91 Cashford Gate

Council Tax band: C

Charges payable for 2025/26 - £2,294.26

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A modern semi detached family home standing at the head of a cul de sac
- No onward chain
- Drive parking
- Garage
- Private enclosed rear garden
- Living room
- Kitchen/dining room
- Three bedrooms
- Bathroom
- Close to good local amenities

## 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 1800Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.









Located in a popular and convenient residential area on the eastern side of Taunton, 91 Cashford Gate offers an excellent opportunity to acquire a modern well-presented three bedroom semi-detached house with no onward chain. The property is ideally suited to first time buyers, young families or investors alike.

Set in a pleasant cul-de-sac position, the house boasts driveway parking, a garage, and a private enclosed rear garden, all within easy reach of local amenities, schools and access routes including the M5 and A358.

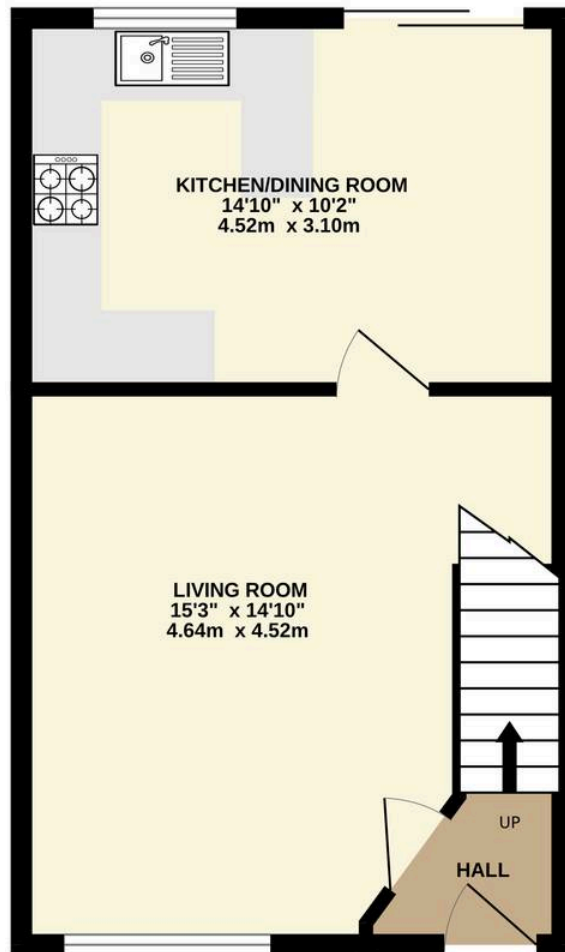
The property briefly comprises an entrance hall with stairs rising to the first floor, living room with a window to the front, kitchen/dining room with patio doors to the rear garden, three first floor bedrooms and a bathroom.

#### **Garden**

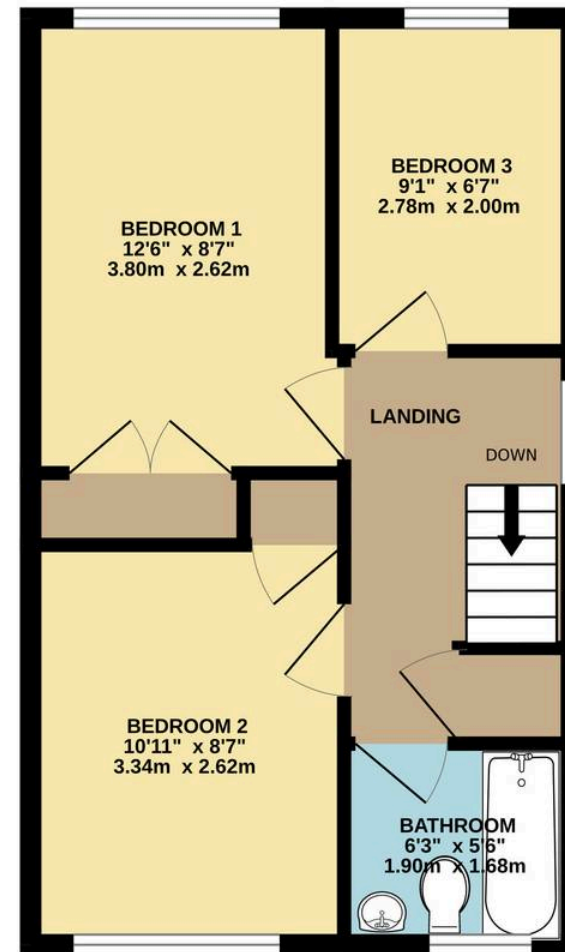
The rear garden at 91 Cashford Gate is fully enclosed, providing a safe and private outdoor space ideal for relaxation or entertaining. Laid out with ease of maintenance in mind, it offers room for seating and planting, while enjoying good natural light throughout the day. A particularly practical feature is the direct access from the garden into the rear of the garage, creating excellent storage options and everyday convenience.



GROUND FLOOR



1ST FLOOR







**Ware & Co**

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