



## 4 Derwent Grove, Taunton

- A spacious semi detached family home for sale in Blackbrook
- No onward chain
- Drive parking
- Garage
- Sunny southerly facing rear garden
- Entrance hall with with cloakroom/wc
- Spacious living room
- Kitchen/dining room
- Four bedrooms
- Bathroom

Broadband speeds of upto 1800mbps are available and good mobile signal across all four main networks (source: Ofcom)

Council Tax Band C. Charges payable for 2025/26 - £2,294.26.

Tenure: Freehold

EPC Energy Efficiency Rating: C





Situated in a popular and established residential area, 4 Derwent Grove offers a spacious and practical layout ideal for growing families. With generous living space, a sunny southerly facing rear garden, drive parking and a garage, this home provides everything needed for comfortable day-to-day living. Available with **no onward chain**, it also presents a straightforward and appealing buying opportunity.

This well-proportioned semi-detached family home offers versatile living space across two floors. On the ground floor, a welcoming entrance hall leads to a cloakroom/WC and a spacious, light-filled living room. The kitchen/dining room at the rear provides a sociable space with direct access to the **garden**.

Upstairs, there are four good-sized bedrooms offering flexibility for family, guests, or home working, served by a well-appointed family bathroom. The property also benefits from drive parking, a garage, and an enclosed sunny rear garden, completing a practical and comfortable family home.

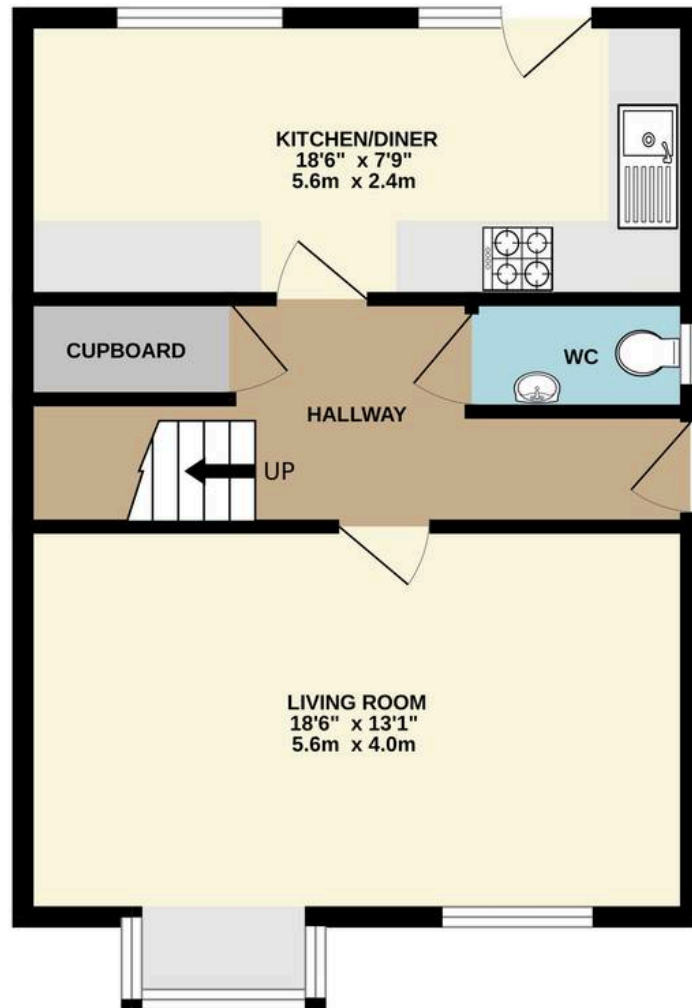
Derwent Grove sits within a well-liked residential area on the outskirts of Taunton, known for its quiet setting and easy access to local amenities. Nearby are a range of shops, supermarkets, primary and secondary schools, and pleasant open spaces for walking.

To the front, the property offers drive parking leading to the garage. The fully enclosed rear garden enjoys a southerly aspect, providing plenty of natural light—an ideal space for families, outdoor dining and gardening.

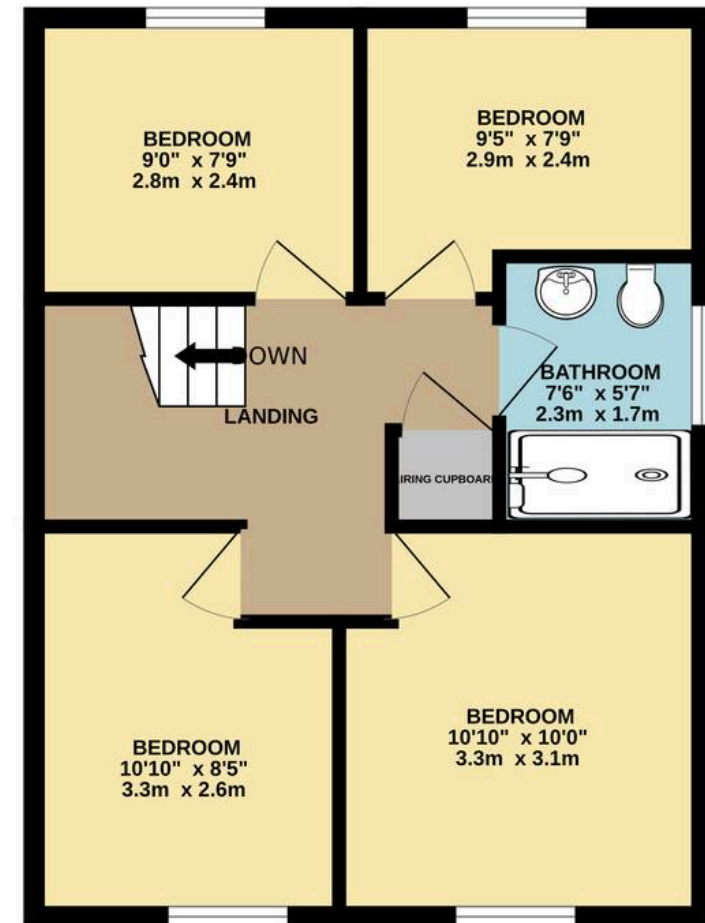
Taunton town centre is only a short drive away, offering an excellent range of shopping, cafés, leisure facilities and cultural attractions. The area also benefits from strong transport links, with easy access to the A358, M5 and Taunton train station, connecting the town to regional hubs and London.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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