



**WARE & CO**  
estate and letting agents

**38 Grove Gate, Staplegrove – TA2 6DF**  
**£305,000**



## 38 Grove Gate

Staplegrove, Taunton

- Modern three-storey family home
- No onward chain
- Drive parking and single garage
- Open plan living/dining/kitchen
- Separate utility room and cloakroom/wc
- First floor living room/bedroom 5
- Four bedrooms including principal ensuite
- Family bathroom
- Enclosed rear garden
- Sought-after Staplegrove location

EPC band: C









Occupying a favourable position within this well-regarded modern development in Staplegrove, this spacious property presents an excellent opportunity to acquire a flexible four/five bedroom home offering generous accommodation arranged over three floors. The property combines contemporary design with practical family living, benefitting from drive parking, a single garage and an enclosed rear garden.

The ground floor is configured around a bright open plan living/dining/kitchen space, providing an ideal environment for family life and entertaining. A separate utility room and a cloakroom/wc complement the layout and enhance day-to-day convenience.

Across the first and second floors, the property offers four/five bedrooms, including a principal bedroom with ensuite shower room, together with a well-appointed family bathroom. The additional top-floor rooms offer excellent flexibility for use as bedrooms, a study, hobbies space or a home office.

Externally, the property features driveway parking to the side leading to a single garage, and an enclosed rear garden suitable for outdoor dining and relaxation.

This well-balanced home is offered to the market with no onward chain.

**TOTAL FLOOR AREA:** 101 SQ.M.

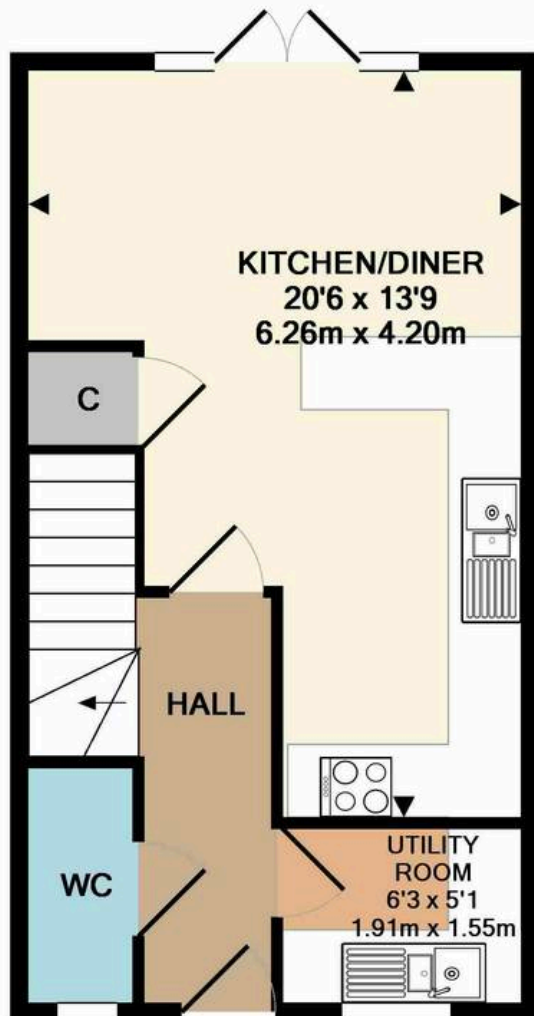
**TENURE:** Freehold

**COUNCIL TAX BAND D.** Charges payable for 2025/26 - £2,581.04

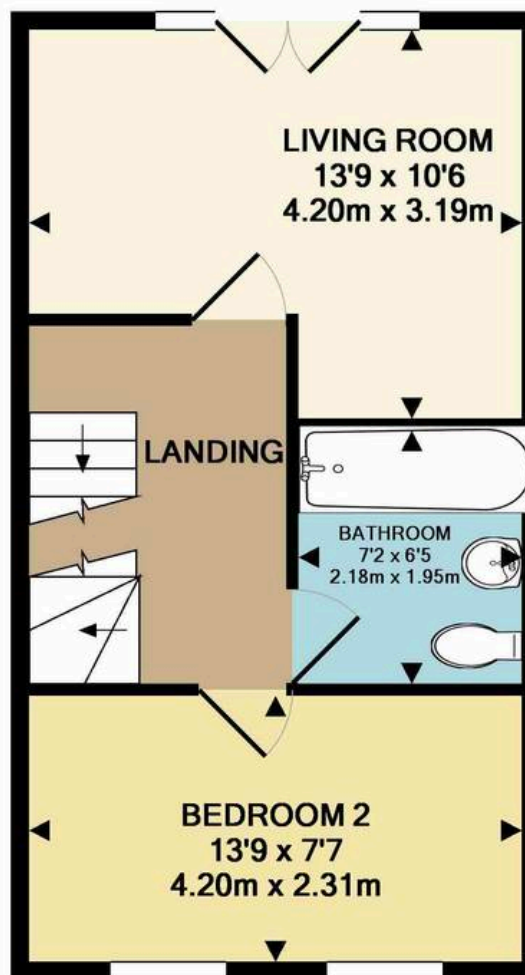
**SERVICES:** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available and good mobile signal across the main four networks (source:Ofcom).

**AGENTS NOTE:** There is a development of new homes being built north of the A358 at Staplegrove. Please visit Somersert Council Planning portal for more detail.

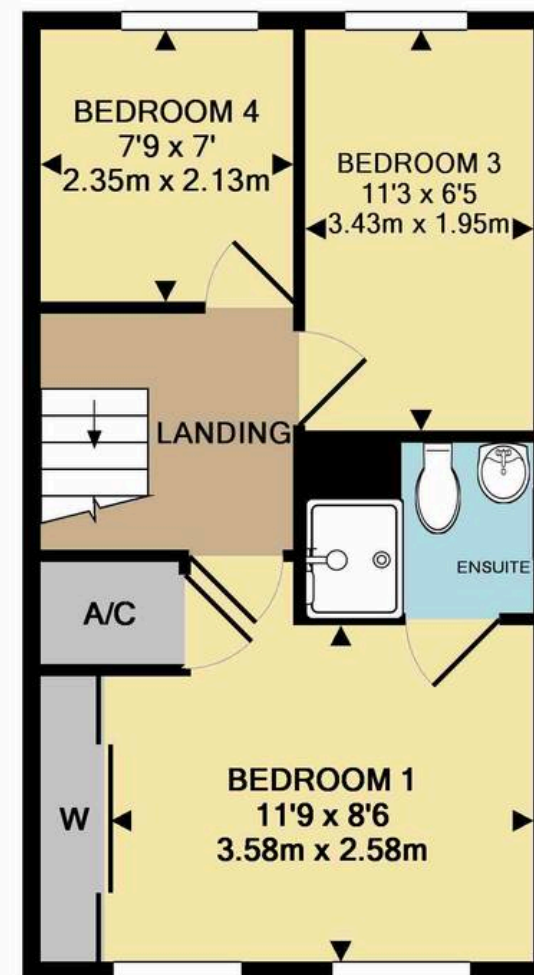




GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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