

16 Homefield
Cheddon Fitzpaine
Taunton
TA2 8GG




JOSEPH CASSON
the estate agency your home deserves





16 Homefield
£254,950

NO ONWARD CHAIN. Joseph Casson are delighted to showcase this exceptional, semi-detached property located in the desirable Cheddon Fitzpaine area of Taunton. Boasting two generous double bedrooms, including a primary bedroom with its own en-suite shower room, this property caters to both comfort and convenience. The modern design and layout of the house provide a stylish and contemporary living space, perfect for individuals or small families alike.

Situated within a highly sought-after development, residents of this property will benefit from a peaceful and friendly neighborhood. The area offers easy access to a range of local amenities, including shops, schools, and leisure facilities, ensuring that all daily needs are within reach.

With an impressive energy performance certificate rating of B, this property promises to be both environmentally friendly and cost-effective to run. Don't miss out on the opportunity to make this outstanding house your new home. Contact Joseph Casson today for further information or to arrange a viewing.

AT A GLANCE:

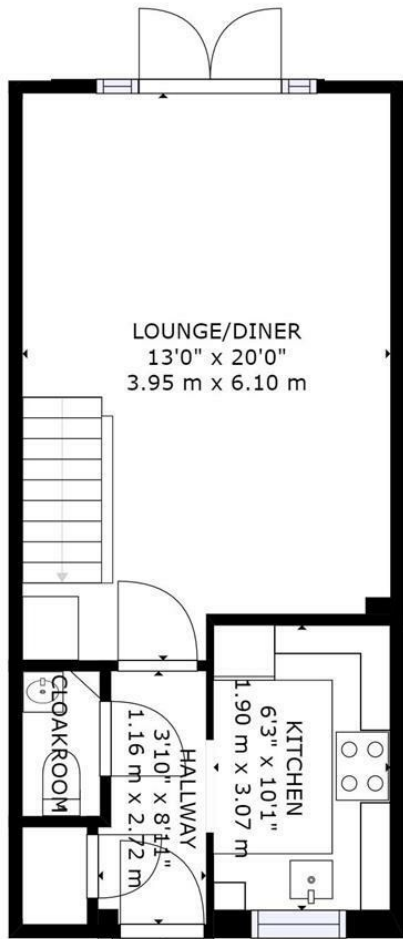
- Modern Semi-Detached Property
- Constructed by Barratt Homes in 2020
- Two Double Bedrooms
- First Floor Bathroom & En-Suite Shower Room
- Open-Plan Lounge/Diner
- Separate Kitchen
- Ground Floor Cloakroom (WC)
- Gas Central Heating & Double Glazing
- Parking On Own Driveway For Two Vehicles
- Enclosed Rear Garden

ACCOMMODATION

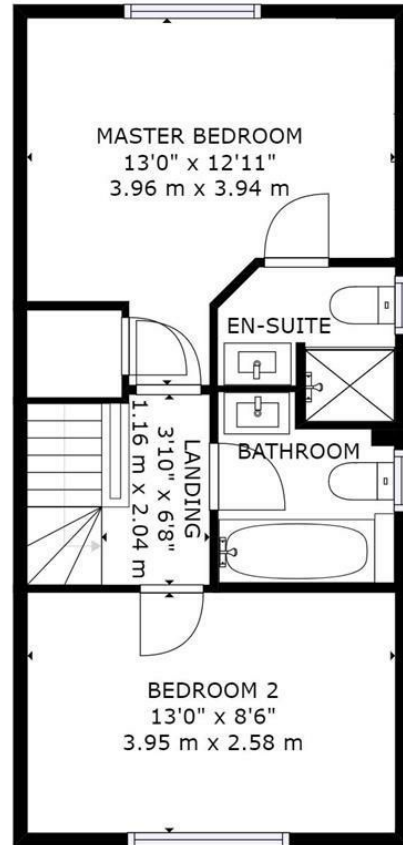
This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, kitchen and lounge/diner to the ground floor. Arranged on the first floor and accessed from the landing, are two double bedrooms, the primary bedroom with en-suite shower room, and a bathroom.

Externally, there is parking for two vehicles to the front aspect. To the rear is an enclosed garden which is





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 377 sq. ft, 35 m², FLOOR 2: 371 sq. ft, 35 m²
TOTAL: 749 sq. ft, 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

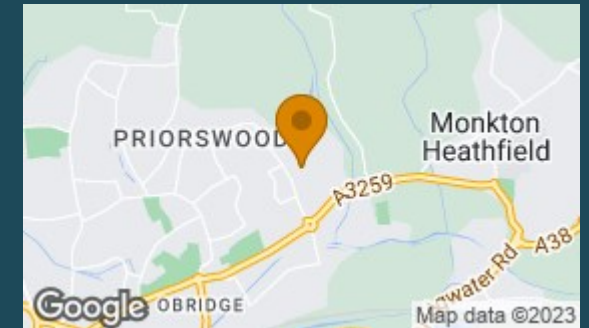
Local Authority

Council Tax Band

B

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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