



This modern and comfortable 3-bedroom end-of-terrace family home is ideally situated at the end of a quiet cul-de-sac on the north-easterly side of Taunton, close to local shops, amenities, and Nerrols Primary School which offers a Good Ofsted rating. It is being offered to the market with no onward chain. Spanning two floors, the interior begins with an inviting entrance hallway, featuring a cloakroom/WC on the left and stairs leading to the first floor. The separate lounge boasts a charming focal fireplace and a front-facing window. A door from the lounge leads to a separate dining room, which is enhanced by French doors that open into a bright double-glazed conservatory. Adjacent to the dining room is a well-appointed white fitted kitchen, complete with space for appliances and a cozy breakfast table. On the first floor, you will find three spacious bedrooms, with the main bedroom featuring built-in furniture to optimise space. A bath/shower room is conveniently located at the rear of the house. Additional benefits of this property include double glazing and gas heating, as well as a landscaped rear garden that is fully enclosed and offers space behind the garage. To the right of the house, there is a garage and a driveway that provides parking for multiple vehicles.

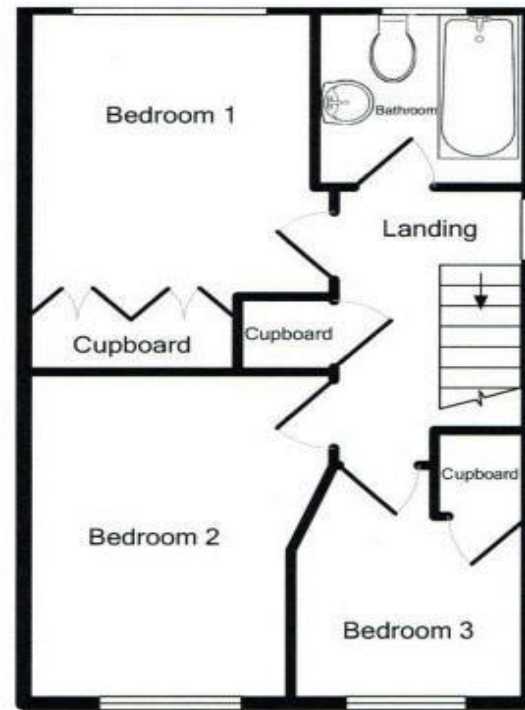
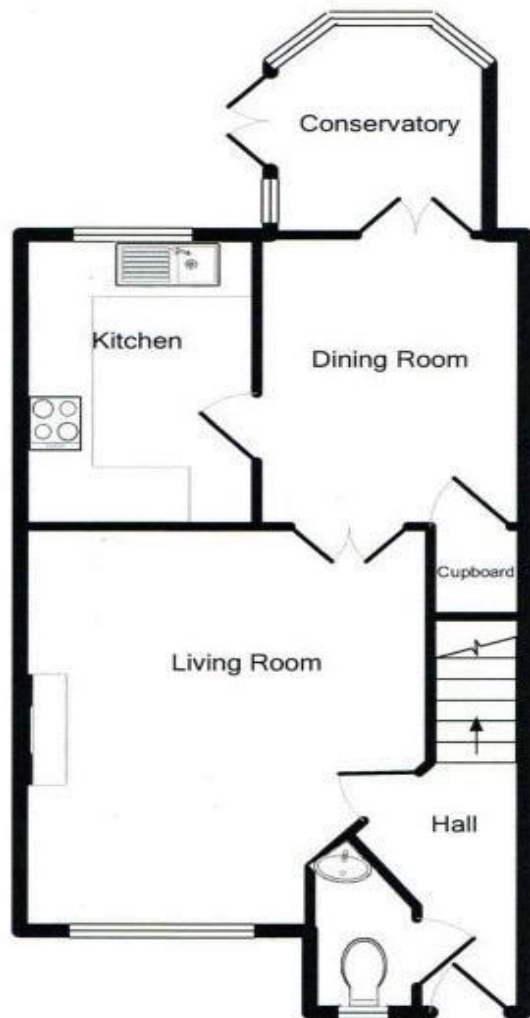
### Key Features

- A modern end of terrace house
- Generous lounge and a cloakroom/WC
- Kitchen & separate dining room
- 3 bedrooms and family bathroom
- Double glazing and gas heating
- Double glazed conservatory
- Garage and driveway
- Conveniently located close to local shops, amenities and primary school
- Popular location to the northeast of Taunton
- No onward chain





26 Warres Road, Taunton, TA2 8QF



1st Floor

**Tenure:** Freehold

**Tax band:** C

**Property Location:**  
what3words///spices.grid.fil  
es

**Services:** The property is connected to mains gas, electricity, drainage and water.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

**Part A** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£285,000
Tenure*F	Freehold

**Part B** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	End of terrace house
Property construction	Standard construction
Number and types of room	3
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> FTTC (fibre to the cabinet)
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice and data likely on EE
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C** - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Planning permission obtained.
Accessibility/adaptations	Rear conservatory.
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.