





## 25 Warres Road, Taunton, TA2 8QF

This beautiful, modern semi-detached home features three bedrooms and is situated in a sought-after development on the northeast side of Taunton, just under three miles from the town centre. Nestled at the edge of the estate, the property is conveniently close to local shops, transport services, and a thriving primary school located near the entrance of the development. The accommodation spans two floors. Upon entering, you are greeted by a hallway that includes a cloakroom/WC to the right and stairs leading to the first floor on the left. The spacious lounge at the front of the house flows seamlessly into the kitchen/dining room through double doors. The dining area boasts French doors that open onto the rear garden. The first floor comprises three well-proportioned bedrooms and a lovely modern, refitted family bath/shower room. Additional features of the home include double glazing and gas heating. Outside, you'll find a small front garden bordered by a mature hedge, while the rear garden includes a lawn and a patio area, as well as extra storage space alongside the house.

### Key Features

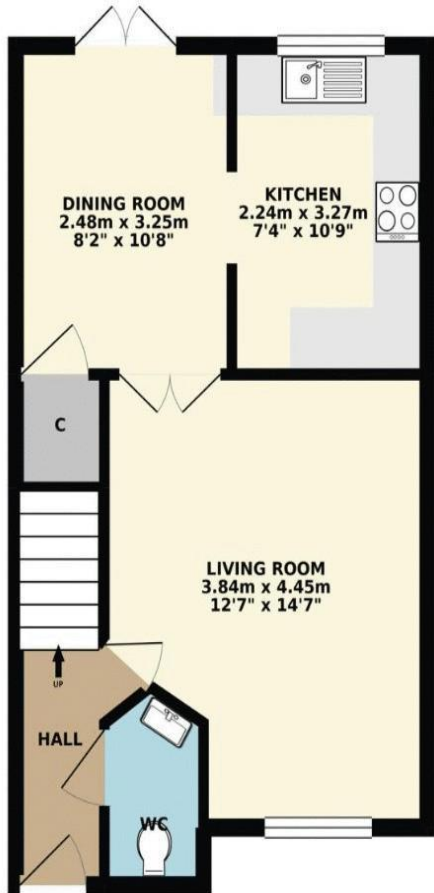
- Modern semi-detached family house
- A lovely end of cul de sac position
- Located in this popular development close to local shops and primary school
- Lounge and modern kitchen/dining room
- Ground floor cloakroom/WC
- 3 bedrooms and modern refitted family bathroom suite
- Double glazed and gas heating
- Pleasant rear garden with extra space to the side of the house
- Garage and gated driveway
- Well-presented accommodation



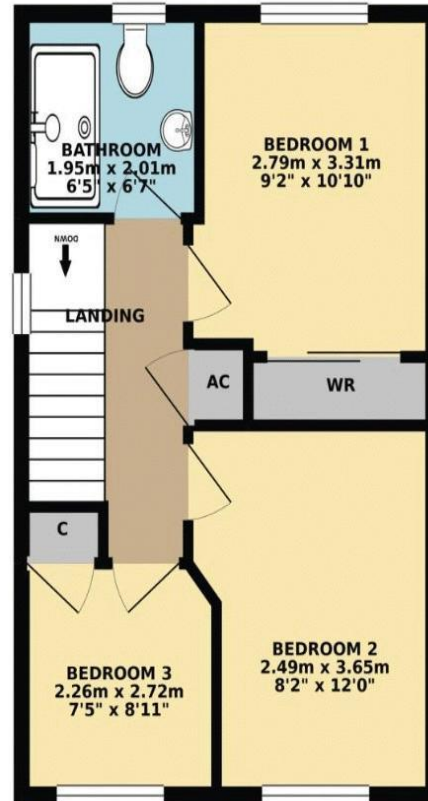




GROUND FLOOR 37.05 sq. m.  
( 398.85 sq. ft. )



1ST FLOOR 35.85 sq. m.  
( 385.90 sq. ft. )



GARAGE 14.73 sq. m.  
( 158.54 sq. ft. )



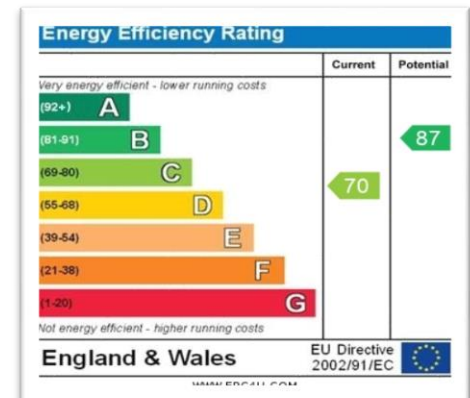
**Tenure:** Freehold

**Tax band:** C

**Property Location:**

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age

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



**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                 | £295,000 |
| Tenure*                      | 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            | Semi-detached house   |
| Property construction    | Standard construction   |
| Number and types of room | As per floorplan  |
| 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                       | Nothing stated on the sellers PIQ form  |
| Accessibility/adaptations                 | Nothing stated on the sellers PIQ form  |
| 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  |



DISCLAIMER Wilsons 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. Wilsons 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.