



Rowan Drive, Taunton, TA1 2QL

Discover the charming appeal of Rowan Drive, a highly sought-after residential neighbourhood renowned for its convenient location and warm community atmosphere. Nestled just outside Taunton, this tranquil suburban setting offers the perfect balance of peaceful living and easy access to a wealth of local amenities, including excellent schools, parks, and transportation links. Renowned for its family-friendly environment, spacious homes, and lush green spaces. Its close proximity to Taunton's vibrant town centre means residents can enjoy a variety of shopping, dining, and entertainment options just minutes away. For added convenience, the nearby Blackbrook Leisure Centre is within walking distance, featuring a gym, swimming pool, spa, and tennis courts, perfect for active lifestyles.

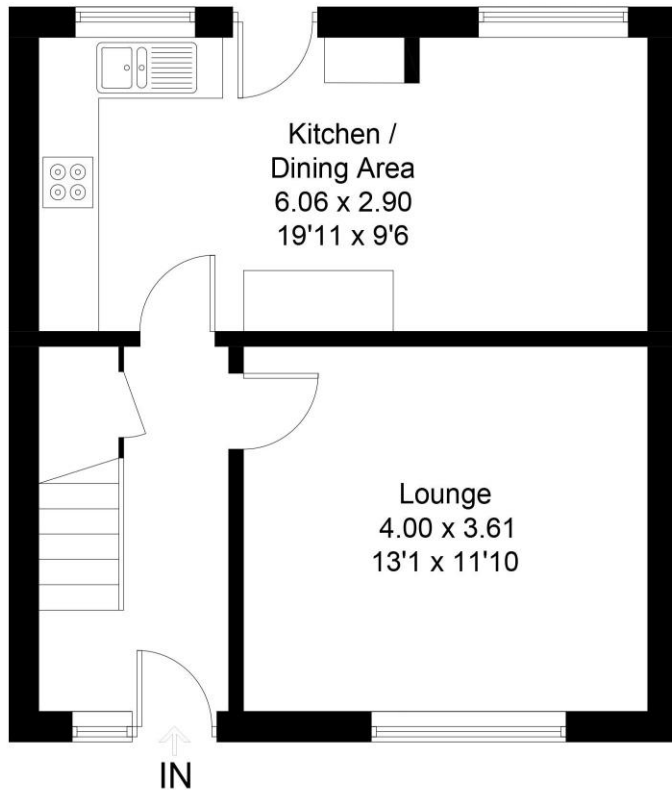
This beautifully modernised property boasts a welcoming hallway that leads into a generous lounge and to the back of the property a modernised kitchen and dining area, perfect for family gatherings. Upstairs, you'll find a contemporary main bathroom with both a bath and shower, along with a tastefully decorated main bedroom. Two additional bedrooms offer versatile spaces suitable for a young family or a home office. The garden is ideal for outdoor entertaining, featuring a patio area and outdoor storage solutions. Parking is made easy with ample residential parking at the rear, while the front driveway comfortably accommodates two family-sized vehicles.



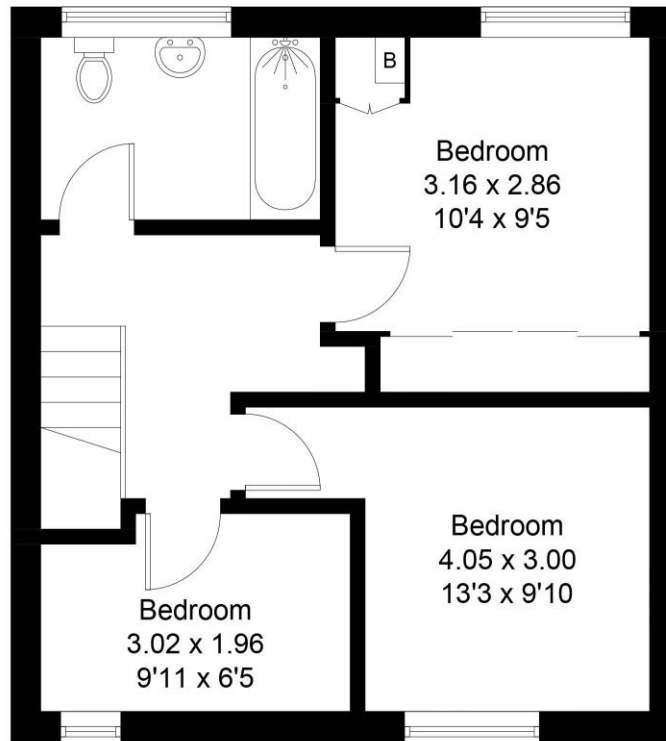


82 Rowan Drive

Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1230330

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision



Tenure: Freehold

Tax band: B

Property Location:

[what3words///cities.system.goodbyes](https://what3words.com/cities.system.goodbyes)

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

Key Features

- Drive for two cars
- Residents parking to the rear
- Green space and parks near by
- Blackbrook leisure centre and amenities
- Tastefully decorated throughout
- Good size kitchen and dining area
- Good size lounge
- Refitted bathroom
- Good size lounge
- Refitted bathroom
- Three bedrooms

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	B
Asking price	£259,000
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	House
Property construction	Brick and a tiled roof
Number and types of room	3
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Superfast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, Vodafone, o2, three
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

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	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing state 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.