



36 Clover Mead

Taunton, Somerset, TA1 3XD

**James
Gray**

ESTATE AGENTS

A well presented terraced home with west facing rear garden and enjoying an attractive cul de sac location in the sought after Dowslands area of Taunton. No onward chain



Key features

- Entrance hall with oak flooring
- Sitting room with oak flooring and doors to the rear garden
- Well fitted modern Kitchen with built-in appliances and oak flooring
- 2 Bedrooms both with built-in wardrobes
- Bath/shower room
- West facing rear garden with lawn and patio. Lockable store cupboard.
- Double glazing and gas central heating
- Residents parking space
- Convenient location close to local amenities
- No onward chain

Services

All mains connected. Gas fired central heating

EPC

Band C (70)

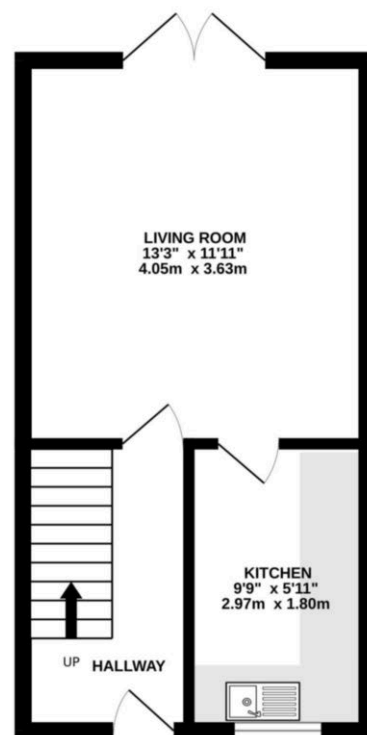
Council Tax

Band B

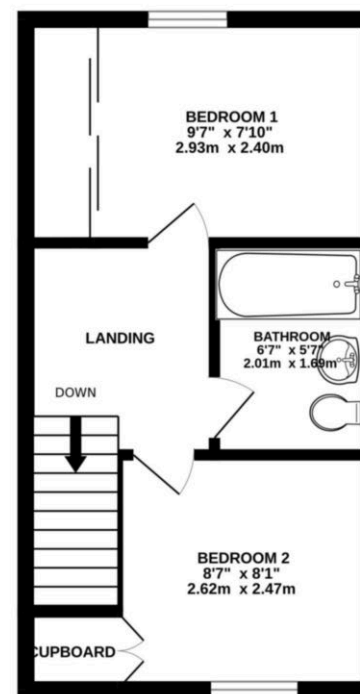




GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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