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GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: //eternally.bashed.blanket
Council Tax Band: B
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>
Flood Risk: Rivers & Sea - Very Low, Surface water - Very Low.
Agents Note: Details accurate as of 3rd June 2026



30 Cranes Close, TA2 8PT
 £260,000 Freehold

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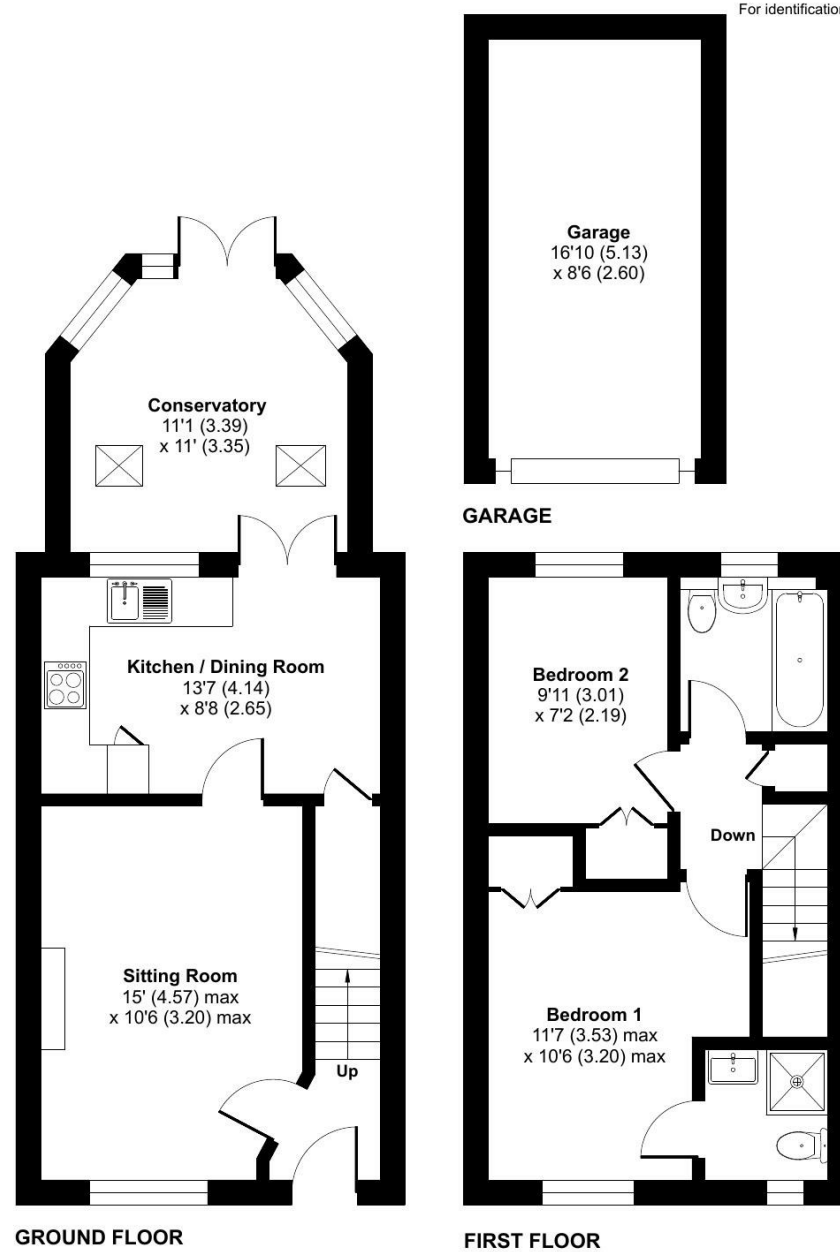
Wilkie May & Tuckwood

Floor Plan

Cranes Close, Taunton, TA2

Approximate Area = 782 sq ft / 72.6 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1469272

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Description

- Two Bedroom Extended Home
- Overlooking The Canal
- Quiet Location
- Single Garage and Parking
- Gas Central Heating
- uPVC Double Glazing
- Refitted Kitchen and Bathroom
- Private and Enclosed Rear Garden

Nestled in a desirable and tranquil setting overlooking the Bridgwater and Taunton Canal, this two bedroom property offers a delightful blend of comfort and convenience. Built circa 2000 by Bovis Homes, the property has been thoughtfully extended and is presented in excellent condition, making it an ideal choice for those seeking a welcoming, move-in-ready home.



The accommodation comprises in brief; an entrance hall with stairs rising to the first floor, leading through to the living room at the front of the property. Offering ample space for seating, the room is centred around an electric fireplace with a wooden mantel surround.

The kitchen/dining room is fitted with a range of modern matching wall and base units and benefits from a full complement of integrated appliances, including a fridge-freezer, slimline dishwasher, washing machine, electric double oven, gas hob and extractor hood. There is also access to an understairs storage cupboard.

Beyond the kitchen is a beautiful conservatory extension, featuring Velux roof windows and French doors opening onto the rear garden. Flooded with natural light, this versatile space can be enjoyed throughout the year and would make an ideal additional reception room, dining area or playroom.

On the first floor are two bedrooms. The principal bedroom benefits from a built-in double wardrobe and an en-suite shower

room comprising a step-in shower cubicle, low-level WC and wash hand basin. The second bedroom also features a built-in double wardrobe, while a family shower room completes the upstairs accommodation, fitted with a walk-in double-length shower, WC and vanity wash hand basin with storage beneath.

Outside, the property enjoys a private rear garden, predominantly laid to patio for ease of maintenance, with mature shrub borders creating a peaceful setting for relaxation. A rear access gate leads to the parking area and single garage.

One of the standout features of this property is its picturesque location overlooking the Bridgwater and Taunton Canal. This tranquil setting not only provides an attractive view to the front but also offers a peaceful environment for leisurely walks and outdoor pursuits.

Whether you are a first-time buyer, a small family, or looking to downsize, this home presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after location.

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