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estate and letting agents

16 Broad Close, Cheddon Fitzpaine – TA2 8LY
£370,000

16 Broad Close

Cheddon Fitzpaine, Taunton

- An immaculately presented detached family home
- No onward chain
- Four well-proportioned bedrooms
- Principal bedroom with ensuite shower room
- Spacious living room to the front
- Good sized kitchen/dining room with integrated appliances and utility cupboard
- Double doors opening onto the rear garden
- Ground floor cloakroom/WC
- Modern three-piece family bathroom
- Enclosed, private rear garden
- Driveway parking, single garage, and electric car charging point

TOTAL FLOOR AREA 94 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band E. Charges payable for 2026/27 - £3,305.11

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800 mbps and good mobile signal across the four main networks (source: Ofcom).

EPC Energy Efficiency Rating: B





Offered for sale with no onward chain, this superbly presented modern four-bedroom detached home occupies a pleasant position within a desirable cul-de-sac in the popular Cheddon Fitzpaine area of Taunton. Benefiting from an enclosed rear garden, driveway parking with an electric vehicle charging point, and a single garage, the property provides spacious and versatile accommodation ideal for family occupation.

The accommodation is warmed by gas central heating and begins with a welcoming entrance hall with stairs rising to the first floor and access to a useful cloakroom/WC. Positioned to the front of the property is a generous living room, providing an excellent space for both relaxing and entertaining.

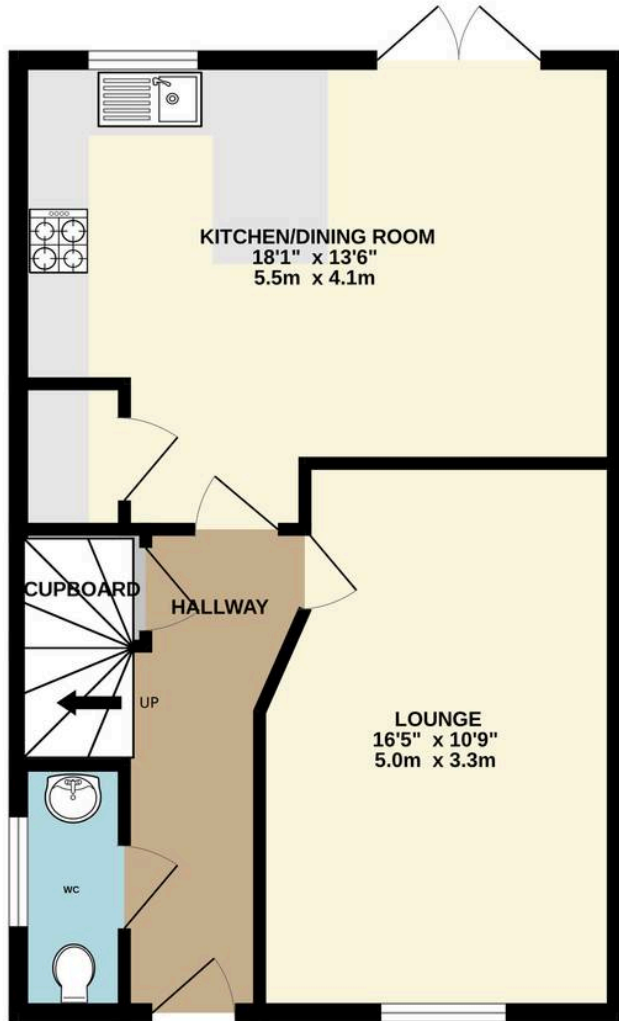
To the rear, the stylish kitchen/dining room has been fitted with a contemporary range of units incorporating integrated appliances and offers ample space for family dining. The room also benefits from a useful utility cupboard providing additional storage and appliance space. Double doors open directly onto the rear garden, creating a bright and sociable living environment.

The first floor provides a principal bedroom with ensuite shower facilities, together with three further bedrooms and a modern three-piece family bathroom suite.

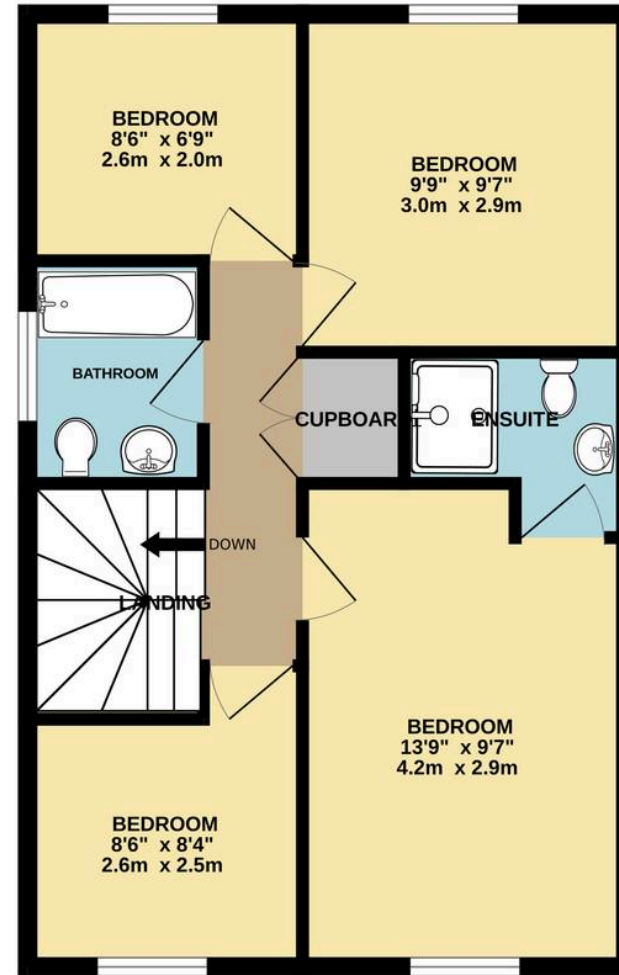
Outside, the rear garden is enclosed and designed for ease of maintenance, offering a private setting for outdoor seating and family enjoyment. To the front, there is driveway parking leading to the garage, along with the convenience of an electric car charging point.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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