



**WARE & CO**  
estate and letting agents

**14 The Shoulders, Taunton – TA2 8QD**  
**£205,000**



# 14 The Shoulders

Taunton

- Modern two bedroom mid-terrace house
- Offered for sale with no onward chain
- Off-road driveway parking for two vehicles
- Entrance hall with cloakroom/WC
- Living/dining room with access to the rear garden
- Fitted kitchen
- Two first floor bedrooms
- Family bathroom
- Enclosed rear garden
- Popular and convenient residential location

## TOTAL FLOOR AREA

53 sq.m.

## SERVICES

Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1,800mbps are available and good mobile signal across all four main networks (Source: Ofcom).

Council Tax band: B. Charges for 2025/26 - £2,007.48

Tenure: Freehold

EPC Energy Efficiency Rating: C









## THE HOUSE

Situated within a popular and convenient residential development, this modern two bedroom mid-terrace house is well suited to first-time buyers, investors or those seeking a low-maintenance home. The property benefits from off-road driveway parking for two vehicles, an enclosed rear garden and gas fired central heating throughout.

The well-planned accommodation briefly comprises an entrance hall with stairs rising to the first floor and a cloakroom/WC. To the front is a fitted kitchen, while to the rear there is a good sized living/dining room providing direct access to the garden, making it ideal for both everyday living and entertaining.

On the first floor are two bedrooms and a family bathroom.

Externally, there is an enclosed rear garden, offering a good degree of privacy and a pleasant outdoor space with gated rear access leading to the driveway providing off road parking for two cars.

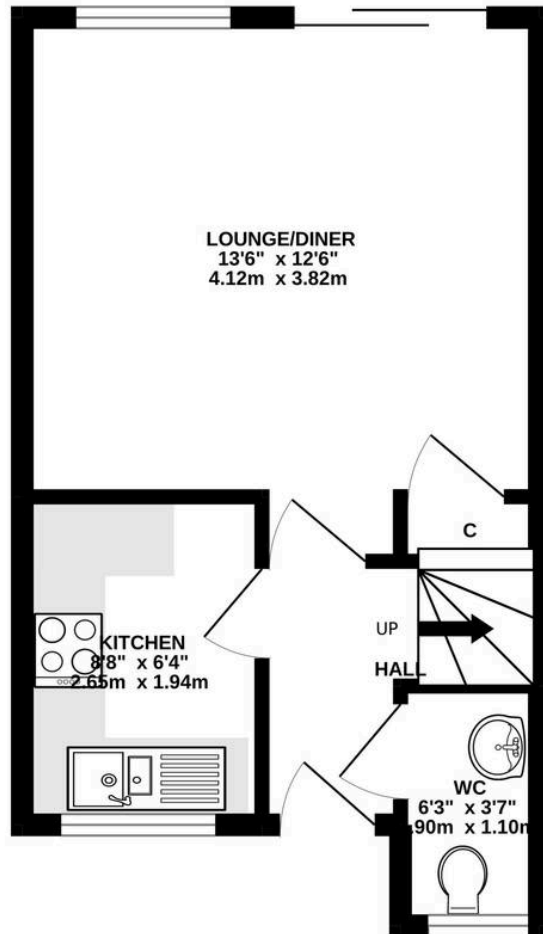
The property is offered for sale with no onward chain, allowing for a straightforward purchase and an early viewing is strongly recommended by the sole agents, Ware & Company.

## THE AREA

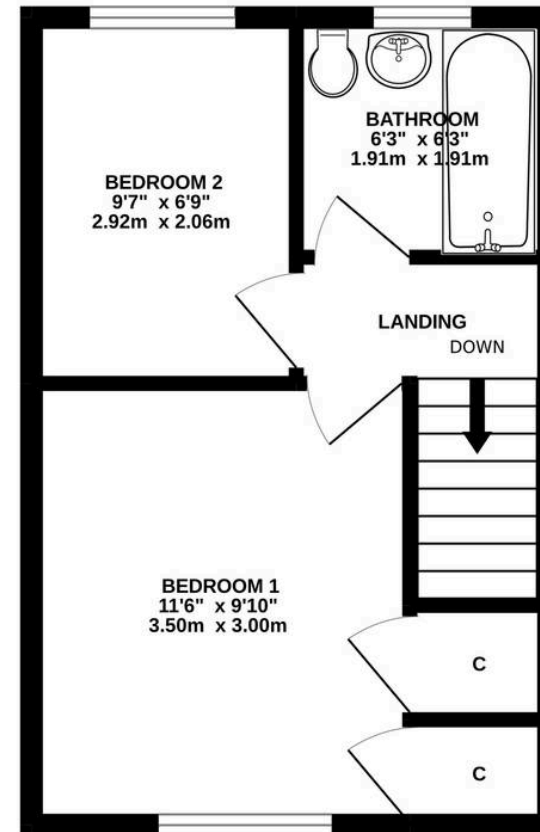
The Shoulders is a well-regarded residential location, conveniently positioned for access to local amenities, schools and transport links. The area is particularly popular with first-time buyers and families, offering a balance of modern living with ease of access to nearby town facilities, supermarkets and recreational spaces. Road links provide straightforward commuting to surrounding areas, making this a practical and desirable place to live.



**GROUND FLOOR**  
292 sq.ft. (27.1 sq.m.) approx.



**1ST FLOOR**  
282 sq.ft. (26.2 sq.m.) approx.



**TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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**Ware & Co**

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