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estate and letting agents

14 Derwent Grove, Taunton – TA1 2NJ
£280,000

14 Derwent Grove

Taunton

- Well presented semi-detached home
- Quiet cul-de-sac position
- Sought-after Blackbrook location
- Three bedrooms
- Refitted kitchen and bathroom
- Living room opening into dining room
- Conservatory overlooking the garden
- Private south-facing rear garden
- Driveway parking
- Garage with power, light, and plumbing for washing machine

TOTAL FLOOR AREA 72 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band C.
Charges payable fore 2026/27 - £2,403.72

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

EPC Energy Efficiency Rating: C





Situated in a small and peaceful cul-de-sac, this well maintained semi-detached home offers comfortable and practical living space, ideal for first-time buyers, families, or those looking to upsize within a sought-after residential location.

The property is approached via a driveway providing off-road parking and leading to a single garage, equipped with power, lighting, and plumbing for a washing machine—offering excellent utility and storage options.

Internally, the accommodation is thoughtfully arranged. An entrance hall provides access to the living room and stairs rise to the first floor. The living room is positioned to the front and flows seamlessly through to the dining room, creating an open and sociable layout. From here, doors lead into a conservatory which enjoys pleasant views over the rear garden. The kitchen has been refitted with modern units and provides a functional and stylish space for everyday use.

Upstairs, the first floor offers three well-proportioned bedrooms along with a refitted family bathroom, finished to a contemporary standard.

To the rear, the property benefits from a private, south-facing garden, predominantly laid to lawn, making it ideal for outdoor entertaining and family use. A timber garden shed provides additional storage.

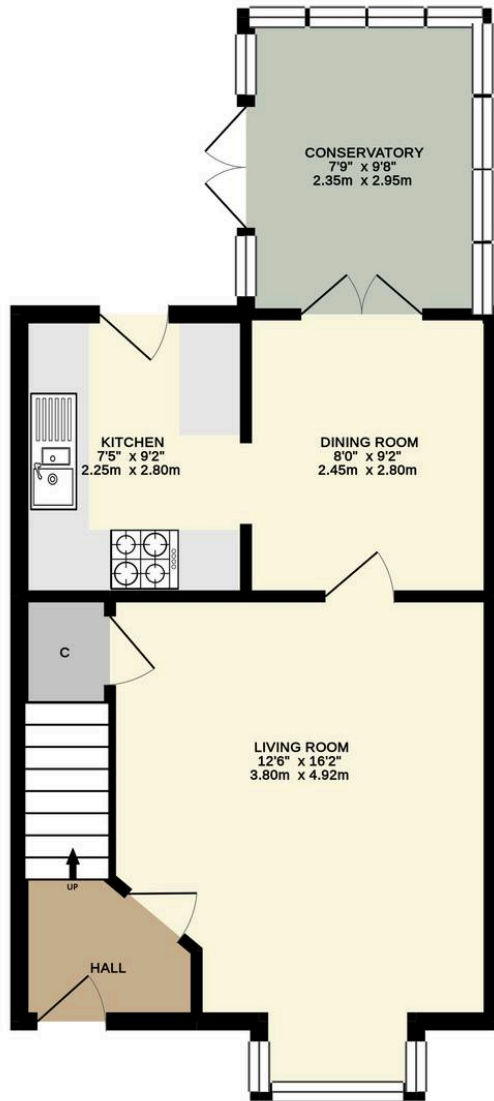
Blackbrook is a highly regarded residential area on the eastern side of Taunton, popular with families and professionals alike due to its excellent amenities and convenient transport links.

The area benefits from a range of local facilities including shops, supermarkets, healthcare services, and well-regarded primary and secondary schools. Blackbrook Leisure Centre is nearby, offering a gym, swimming pool, and fitness classes.

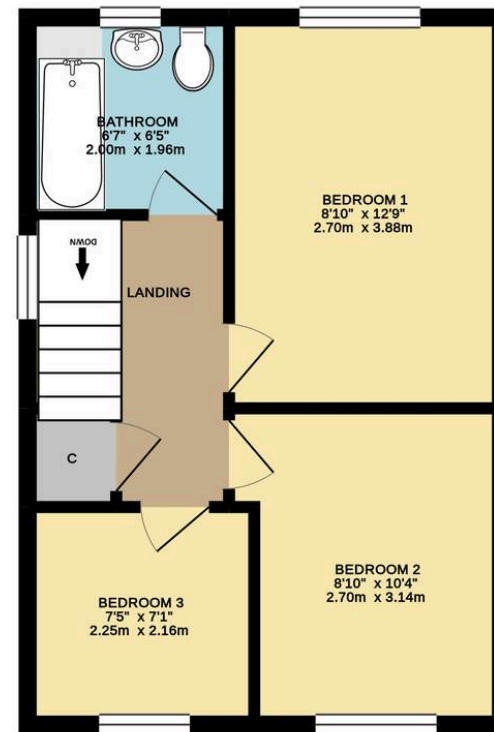
Taunton town centre is easily accessible, providing a wider selection of shopping, dining, and recreational options, along with mainline rail connections to London Paddington. The M5 motorway (Junction 25) is also within close proximity, making Blackbrook an ideal location for commuters.



GROUND FLOOR 442 sq. ft.
(41.0 sq. m.)



1ST FLOOR 355 sq. ft.
(33.0 sq. m.)



TOTAL FLOOR AREA : 797 sq. ft. (74.0 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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