

Little Orchard
Cheddon Fitzpaine
Taunton
TA2 8GB




JOSEPH CASSON
the estate agency your home deserves





£254,500

- Modern Semi-Detached Property
- Constructed by Barratt Homes in 2017
 - Two Double Bedrooms
- First Floor Bathroom & En-Suite Shower Room
 - Open-Plan Lounge/Diner
 - Separate Kitchen
- Ground Floor Cloakroom (WC)
- Gas Central Heating & Double Glazing
 - Parking On Own Driveway
 - Enclosed Rear Garden

Joseph Casson are delighted to present this superb, two-double bedroom (master en-suite) semi-detached property situated in a modern and highly sought-after development within Cheddon Fitzpaine, Taunton.

ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, kitchen, and lounge/diner to the ground floor. Arranged on the first floor and accessed from the landing, are two double bedrooms, the master with en-suite shower room and a bathroom.

Externally, there is a low maintenance front garden with steps to the front door and parking on own driveway to the side for two vehicles. To the rear is a landscaped and enclosed rear garden with a paved patio, lawned area, and side access.

LOCATION

This sought-after modern development is located within Cheddon Fitzpaine which is positioned near the Somerset countryside and offers excellent transport links to both Taunton town centre and the M5. The area offers easy access to a range of local amenities, including shops, schools, and leisure facilities, ensuring that all daily needs are within reach. Nerrols Primary School and Nursery is also nearby.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £212 per annum (awaiting written confirmation)

EPC Rating: B

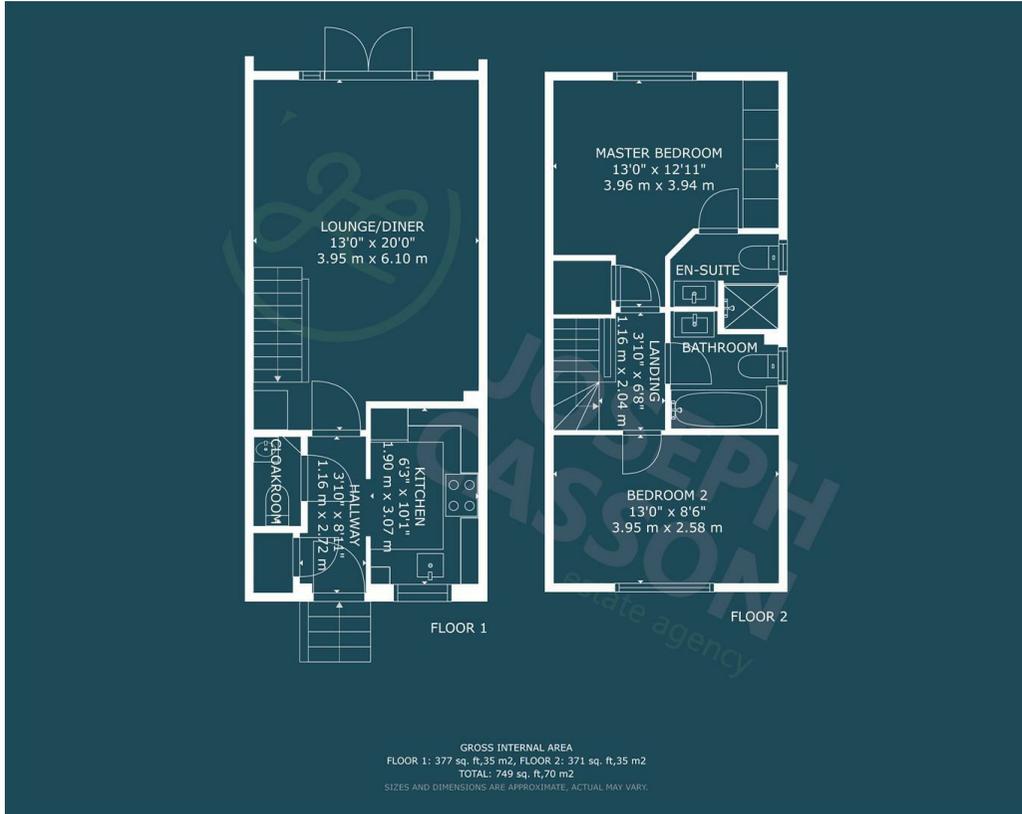
Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains
 Mains Gas Supply: Yes
 Central Heating: Yes - Gas

FLOODING

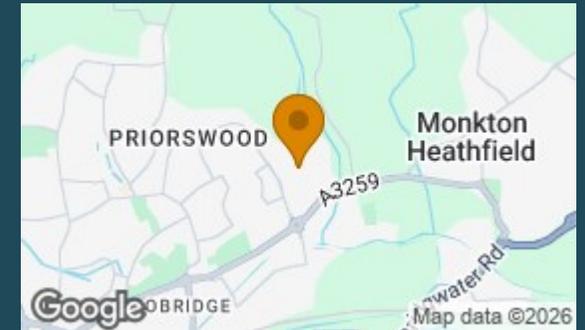
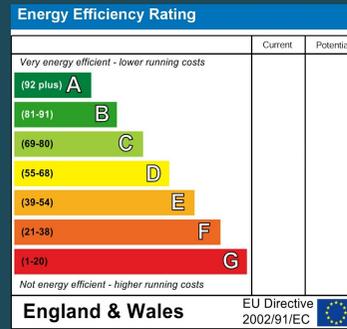
No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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