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**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** All mains services, mains gas, mains electricity, mains water, mains drainage  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TAI 4DY  
**Property Location:** <https://what3words.com/nurse,cattle,burns>  
**Council Tax Band:** C  
**Broadband Availability:** Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & sea - Very Low. Surface Water - Very Low.



9 Upcot Crescent, TAI 5PJ  
 £295,000 Freehold

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3	2	1	EPC

Wilkie May & Tuckwood

## Floor Plan

### Upcot Crescent, Taunton, TA1

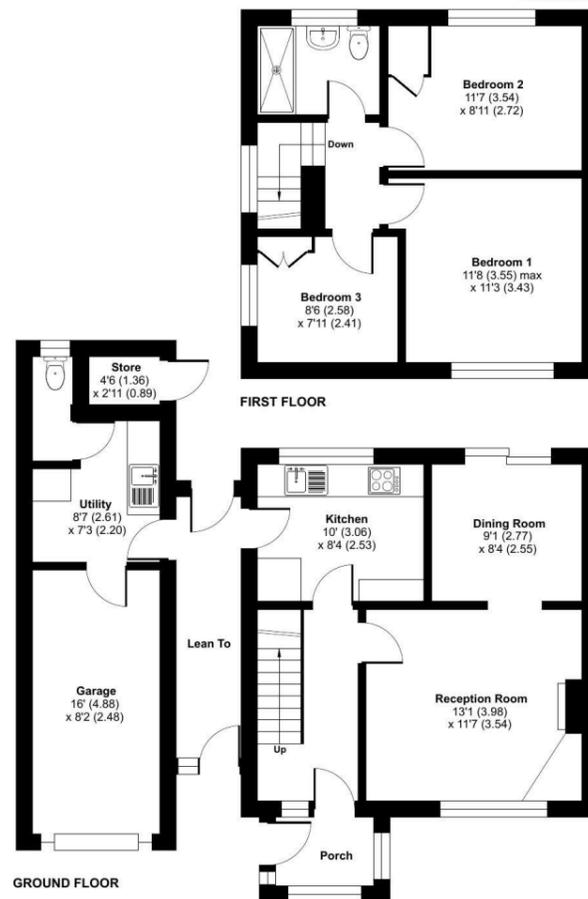
Approximate Area = 831 sq ft / 77.2 sq m (excludes lean to)

Garage = 203 sq ft / 18.8 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 1047 sq ft / 97.2 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). © nchecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1420298

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## Description

- Three Bedroom Extended Semi Detached Family Home
- Newly Installed Boiler
- Single Garage & Driveway
- uPVC D/G & Gas C/H
- Conveniently located for Musgrove Park Hospital and Renowned Primary & Secondary Schools

A well-presented and extended three-bedroom 1960s style family home, set within generous front and rear gardens and benefiting from driveway parking and a single garage. The property enjoys a pleasant residential setting and offers well-balanced accommodation, ideal for family living. It is also conveniently located for Musgrove Park Hospital and well-regarded local schools including The Castle School, Bishop Henderson Primary School and Parkfield Primary School.

The home benefits from uPVC double glazing and mains gas central heating, with the advantage of a recently installed boiler and hot water cylinder.



The accommodation is approached via an entrance porch leading into a wide entrance hall, which provides access to the principal ground-floor rooms. The living room is a light and airy space with an attractive archway opening into a separate dining room. The kitchen is accessed from the hallway and has been re-fitted with a range of matching wall and base units with work surfaces and splashbacks and includes an integrated oven and electric hob. From the kitchen, a door leads to an undercover side walkway, which provides access from the front of the property through to the rear garden. This area links the original house to the single-storey extension added in the 1980s. The extension provides a useful utility room, with access to the garage and a cloakroom.

To the first floor are three bedrooms, with Bedroom Two housing the airing cupboard along with the newly installed boiler. An accessible family bathroom completes the accommodation. Externally, the property is set within front and rear gardens. The front garden includes a tarmac driveway providing off-road parking and leading to the single garage. The rear garden is fully enclosed on all sides, laid mainly to lawn, and complemented by a variety of mature trees and shrub borders, creating a pleasant outdoor space.

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