



**WARE & CO**  
estate and letting agents

**29 Cranes Close, Taunton – TA2 8PT**  
**£270,000**

# 29 Cranes Close

Taunton

- Modern canal-side home in a desirable and peaceful setting
- Offered with no onward chain
- Parking and garage
- Comfortable and well proportioned living room
- Refitted kitchen/dining room with integrated appliances
- Patio doors opening directly onto the private rear garden
- Principal bedroom with recently refurbished ensuite shower room
- Two further good sized bedrooms and a three piece family bathroom
- Private enclosed rear garden ideal for relaxing and entertaining

**TOTAL FLOOR AREA** 67 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band C.  
Charges payable for 2025/26 - £2,294.26

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

EPC Energy Efficiency Rating: D





This attractive modern canal-side home offers spacious and well presented accommodation, together with the rare advantages of driveway parking, a garage, and a private enclosed rear garden. Enjoying a peaceful waterside setting, the property is offered to the market with **no onward chain**, making it an excellent opportunity for a straightforward and stress-free move.

The property is approached via an entrance hall with stairs rising to the first floor. The living room provides a comfortable and inviting space for relaxation, whilst to the rear is a beautifully refitted kitchen/dining room, thoughtfully designed with a range of contemporary units, integrated appliances, and ample work surfaces. A deep understairs storage cupboard offers excellent practical storage, and patio doors open directly onto the rear garden, creating an ideal environment for both everyday living and entertaining.

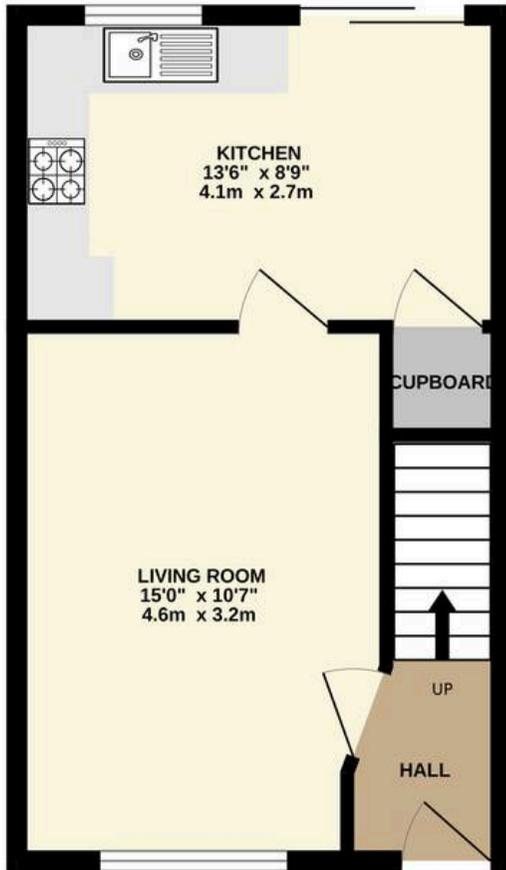
On the first floor, the principal bedroom benefits from a recently refurbished ensuite shower room, finished to a high standard. Two further good sized bedrooms provide versatile accommodation for family, guests, or home working, and are served by a well appointed three piece family bathroom.

Externally, the property features a private enclosed rear garden offering a safe and peaceful outdoor space, together with a parking space and garage providing secure parking and additional storage. The canal-side location adds a unique lifestyle appeal, with attractive walks right on the doorstep.

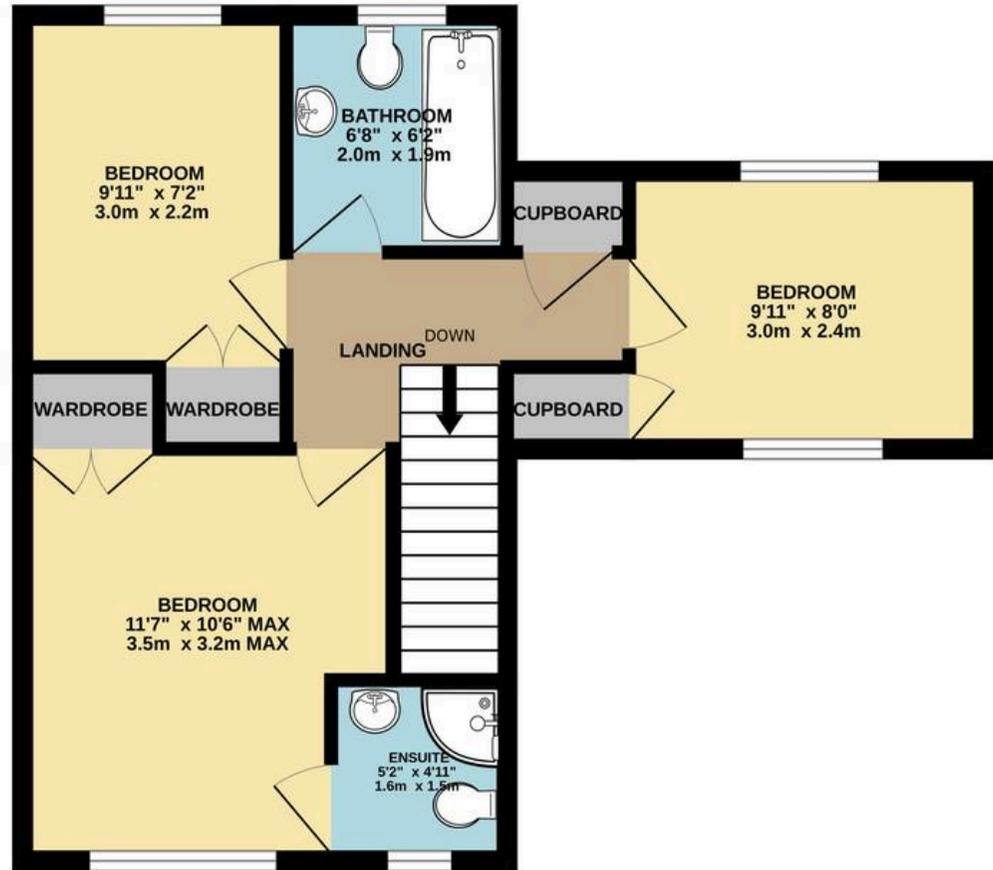
Cranes Close enjoys a highly desirable position close to the scenic Bridgwater and Taunton Canal and within easy reach of the centre of Taunton, the county town of Somerset. The town offers an excellent range of shopping, dining, and leisure facilities, together with highly regarded schools and healthcare services. Taunton's mainline railway station provides regular services to Exeter, Bristol, and London Paddington, while the nearby M5 motorway offers convenient road links to the wider region. The immediate canal-side setting provides beautiful walking and cycling routes, combining convenience with an enviable lifestyle environment.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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