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**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.  
**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Property Location:** <http://gear.bur.tunnel>  
**Council Tax Band:** D  
**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.  
**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea - very low. Surface water - very low

**GENERAL REMARKS AND STIPULATIONS:**



10 Patrum Close, TA1 5QQ  
 £349,950 Freehold

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Wilkie May & Tuckwood

Patrum Close, Taunton, TA1

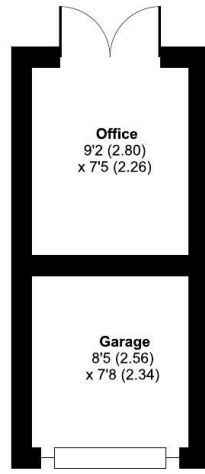
Approximate Area = 748 sq ft / 69.4 sq m

Garage = 64 sq ft / 5.9 sq m

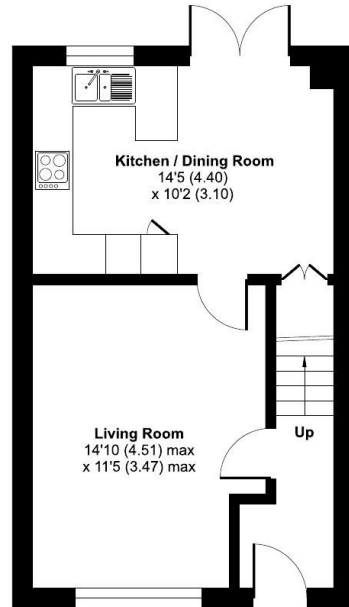
Outbuilding = 71 sq ft / 6.5 sq m

Total = 883 sq ft / 81.8 sq m

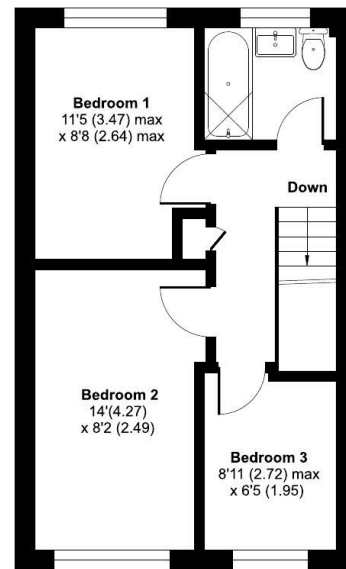
For identification only - Not to scale



GARAGE / OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1448965



## Description

- Detached Family Home
- Modern Kitchen/ Dining Space
- Gas Central Heating
- uPVC Double Glazing
- Quiet Cul-De-Sac Position
- Single Garage and Off-Road Parking
- Sought After Comeytrove Area
- Beautifully Maintained Rear Garden
- No Onward Chain

Situated within the ever-popular Comeytrove area on the south-western side of Taunton, this attractive three-bedroom detached family home occupies a desirable position within a quiet residential setting. The property is ideally located for access to local amenities, highly regarded schools, Musgrove Park Hospital, and Taunton town centre, while also being within easy reach of nearby countryside walks and green spaces. Further benefits include gas central heating, full uPVC double glazing, and good scope for extension, subject to the necessary planning consents.



The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, leading through to a well-proportioned living room, where a large window fills the space with natural light.

To the rear, a stylish open-plan kitchen/dining room forms the heart of the home. It is fitted with a range of contemporary white wall and base units, complemented by wood-effect work surfaces and integrated appliances, including a fridge-freezer, double oven, electric hob, and extractor hood, with additional space for a washing machine and a dishwasher. A central breakfast bar/island provides both practicality and seating, while there is additional space for family dining alongside. Finished with polished tiled flooring and recessed spot lighting, this bright and airy space is ideal for everyday living and entertaining, with direct access to the rear garden.

To the first floor are three bedrooms, including a well-proportioned principal bedroom, a generous second bedroom, and a versatile third room suitable for use as a nursery, home office, or guest room. These are served by a contemporary family bathroom featuring a modern white three-piece suite, including a panelled bath with shower over, a vanity wash hand basin with useful storage, and WC, tastefully finished with full-height tiling.

Externally, the property boasts a generously sized and beautifully enclosed rear garden, offering a high degree of privacy and an excellent setting for outdoor living. A substantial paved patio extends across the rear of the house, providing the perfect space for al fresco dining, entertaining, or simply relaxing in the sun. Beyond this lies a well-maintained lawn, bordered by mature trees, established shrubs, and timber fencing. To the side, steps lead up to the garage, which has been partially converted to create a useful home office or hobby space, while retaining storage to the front.

The front of the property is designed for ease of maintenance, with a private driveway providing off-road parking and access to the garage. An artificial lawn area offers further flexibility and could be adapted to create additional parking if desired. Side access leads conveniently to the rear garden.

This is a fantastic opportunity to acquire a detached home in one of Taunton's most sought-after residential locations, combining space, practicality, and convenience. Early viewing is highly recommended.

