



WARE & CO
estate and letting agents

8 Cranmer Road, Taunton – TA1 1YE
£270,000

8 Cranmer Road, Taunton

- A spacious well presented end of terrace house
- Sought after location close to Taunton town centre
- Within easy reach of Somerset County Cricket Club
- Entrance hall with stairs to the first floor
- Living room with log burning stove and double doors to the garden
- Separate dining room
- Refitted kitchen with adjoining utility area
- Three bedrooms and a modern three piece bathroom
- Enclosed rear garden with stocked borders and gated access
- Single garage with electric light and power accessed via a rear lane

TOTAL FLOOR AREA 83 sq.m.

TENURE Freehold

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

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

EPC Energy Efficiency Rating: D





An improved and particularly well presented end of terrace home situated in this highly sought after residential area close to Taunton town centre and the world renowned Somerset County Cricket Club. Offering spacious and beautifully maintained accommodation throughout, the property combines character features with modern fittings and enjoys the added benefit of a garage, enclosed rear garden and convenient rear access.

The accommodation comprises an entrance hall with stairs rising to the first floor, comfortable living room featuring a log burning stove and double doors opening onto the rear garden, separate dining room ideal for entertaining, and a refitted kitchen with a useful adjoining utility area. To the first floor are three bedrooms together with a well appointed three piece family bathroom.

Outside, the property enjoys an enclosed rear garden with well stocked flower and shrub borders creating an attractive and private outdoor space. There is gated side and rear access leading to a single garage located to the rear of the property, fitted with electric light and power and accessed via a rear service lane.

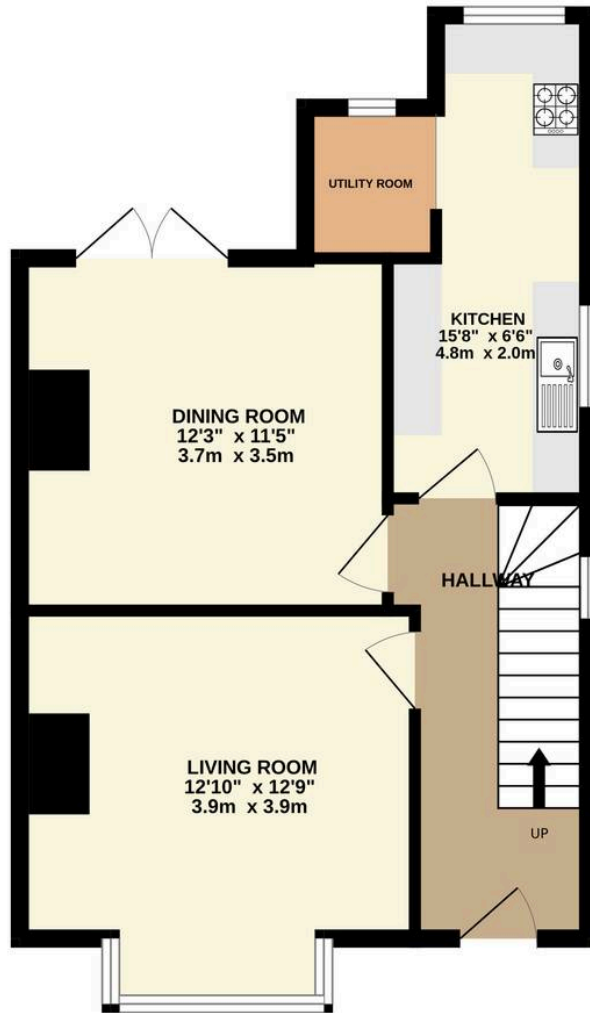
This is an excellent opportunity to acquire a charming and stylish home in one of Taunton's most favoured locations.

THE AREA

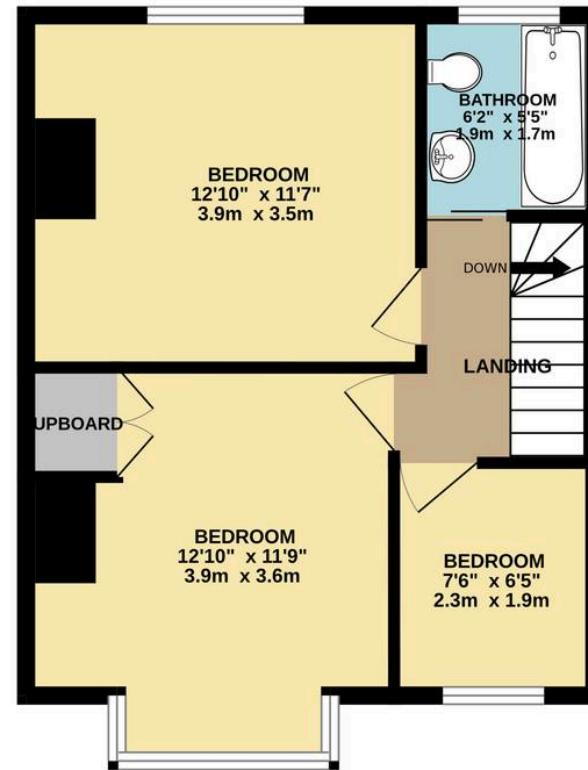
Cranmer Road is situated within one of Taunton's most desirable established residential areas, conveniently positioned for access to the town centre, railway station, schools and a wide range of amenities. Taunton offers an excellent selection of shopping, leisure and educational facilities together with access to the M5 motorway and mainline intercity rail links to London Paddington. The nearby Somerset County Cricket Club is a major attraction for cricket enthusiasts, while the surrounding area also benefits from parks, riverside walks and a vibrant selection of cafés, restaurants and independent retailers.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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