



**WARE & CO**  
estate and letting agents

**56 Thames Drive, Taunton – TA1 2NL**  
**£275,000**

# 56 Thames Drive

Taunton

- Well presented semi-detached family home
- Sought-after Blackbrook location
- Driveway providing off-road parking
- Attached garage
- Bright living room to the front
- Refitted kitchen/dining room with garden access
- Double doors opening onto the rear garden
- Three good sized bedrooms
- Modern refitted bathroom with shower over bath

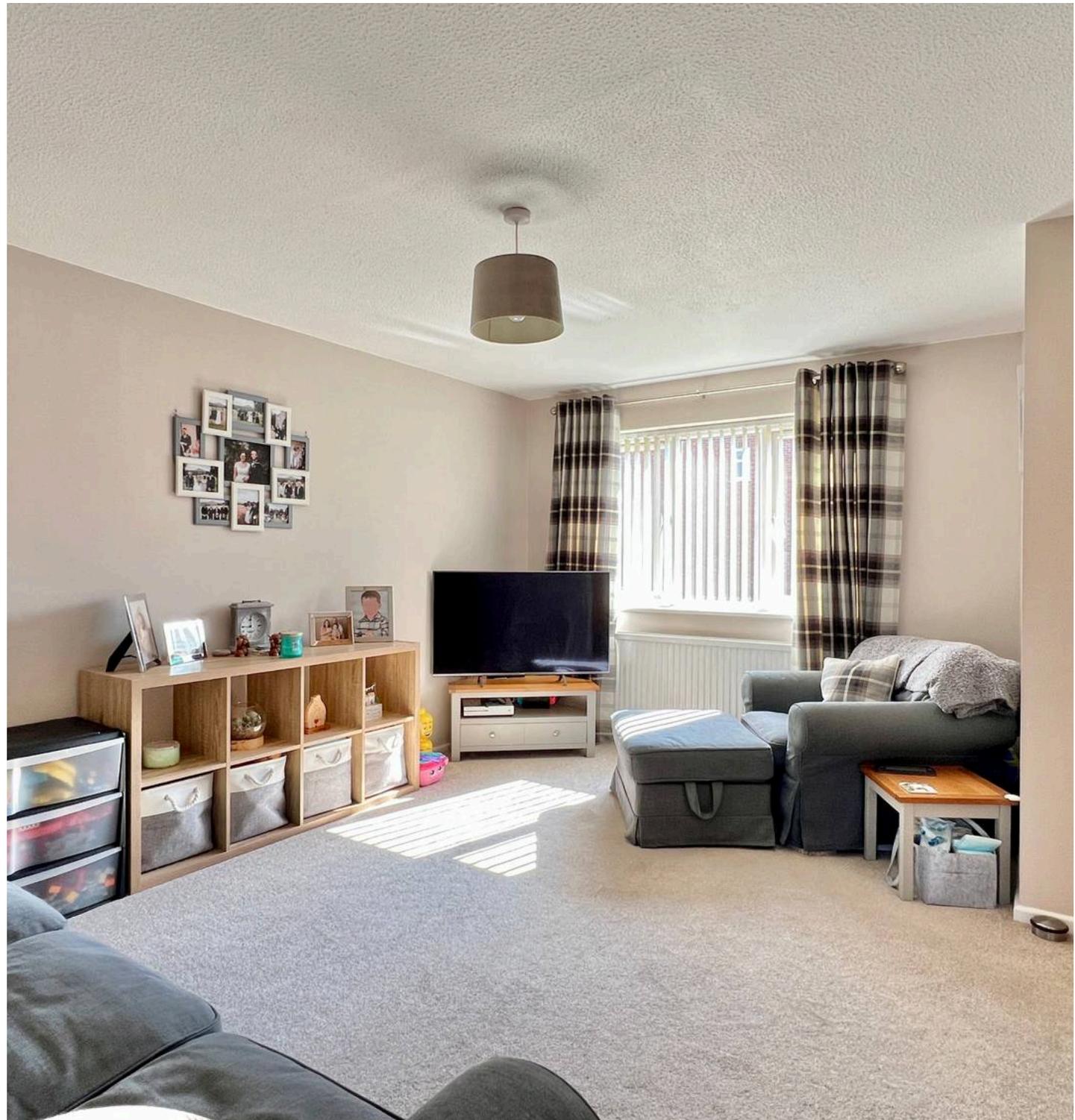
**TOTAL FLOOR AREA** 71 sq.m.

**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 1800mbps and good mobile signal across all four main networks (Ofcom).

EPC Energy Efficiency Rating: C





A well-presented semi-detached family home situated in the popular Blackbrook area of Taunton, offering comfortable and modern living throughout. Benefiting from drive parking, an attached garage, and a private enclosed rear garden, this property is ideally suited to growing families or first-time buyers alike.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a bright and spacious living room positioned to the front, and a stylish refitted kitchen/dining room to the rear, complete with double doors opening directly onto the garden—perfect for entertaining and everyday family life.

Upstairs, there are three well-proportioned bedrooms and a refitted three-piece family bathroom featuring a shower over the bath.

Outside, the property enjoys a private enclosed rear garden, ideal for children and outdoor dining, along with off-road parking and the added benefit of an attached garage.

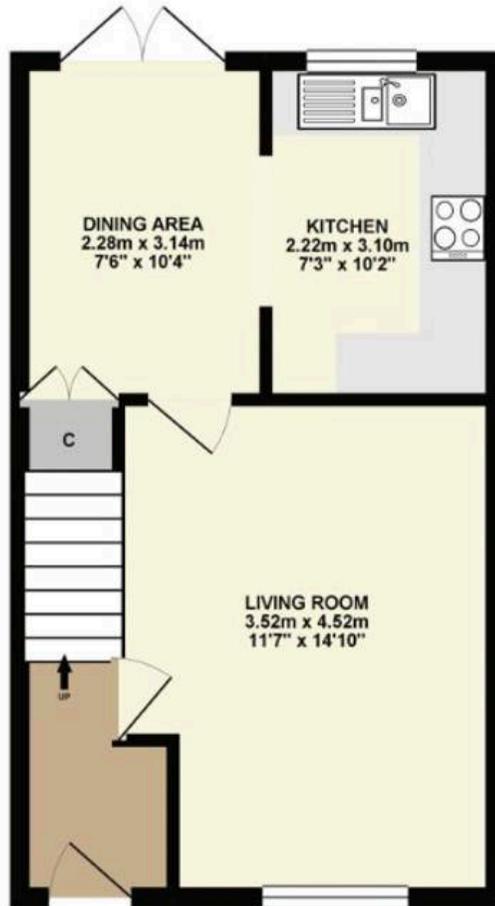
Blackbrook is a highly regarded residential area on the eastern side of Taunton, popular with families due to its excellent local amenities and convenient transport links. The property is within easy reach of well-regarded schools, including Blackbrook Primary School, and benefits from nearby shops, supermarkets, and healthcare facilities.

For commuters, there is excellent access to the M5 motorway and Taunton town centre, which offers a wider range of shopping, dining, and leisure options, as well as a mainline railway station providing direct links to London and the South West.

The area also offers access to nearby parks, open green spaces, and countryside walks, making it an ideal location for those seeking a balance of town and outdoor living.



**GROUND FLOOR 33.03 sq. m.**  
( 355.50 sq. ft. )



**1ST FLOOR 34.05 sq. m.**  
( 366.56 sq. ft. )



**TOTAL FLOOR AREA : 67.08 sq. m. ( 722.07 sq. ft. ) 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 here have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019



**Ware & Co**

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • [info@wareandco.com](mailto:info@wareandco.com) • [www.wareandco.com](http://www.wareandco.com)

