





## 23 Derham Close

Creech St. Michael, Taunton

- Modern semi detached family home for sale in Creech St. Michael
- No onward chain
- Drive parking for two cars
- Private enclosed garden with rear access
- Entrance hall with cloakroom/wc
- Living/dining room with double doors to the rear garden
- Well appointed kitchen/breakfast room
- Principal ensuite bedroom
- Two further bedrooms
- Family bathroom
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**TOTAL FLOOR AREA:** 84 sq.m.

**COUNCIL TAX:** Somerset Council Tax Band D. Charges payable for 2025/26 - £2,355.63

**ESTATE MANAGEMENT FEE:** TBC - Circa £240 per annum.

**SERVICES:** Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1,800mbps are available, as well as good mobile signal across all four main networks (Source: Ofcom).

**AGENTS NOTE:** Prospective purchasers should be aware that there is a residential development by Bellway Homes located within approximately a quarter of a mile of this property. Further information is available upon request.

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** B









Situated within a modern residential development in the popular village of Creech St. Michael, this well presented semi-detached family home offers comfortable and practical accommodation, ideal for a range of buyers.

The property is presented in good order throughout and benefits from drive parking to the front along with a private, enclosed rear garden. Notably, the property has **solar panels installed on the roof**, generating renewable energy and providing the opportunity to sell excess electricity back to the grid for additional income

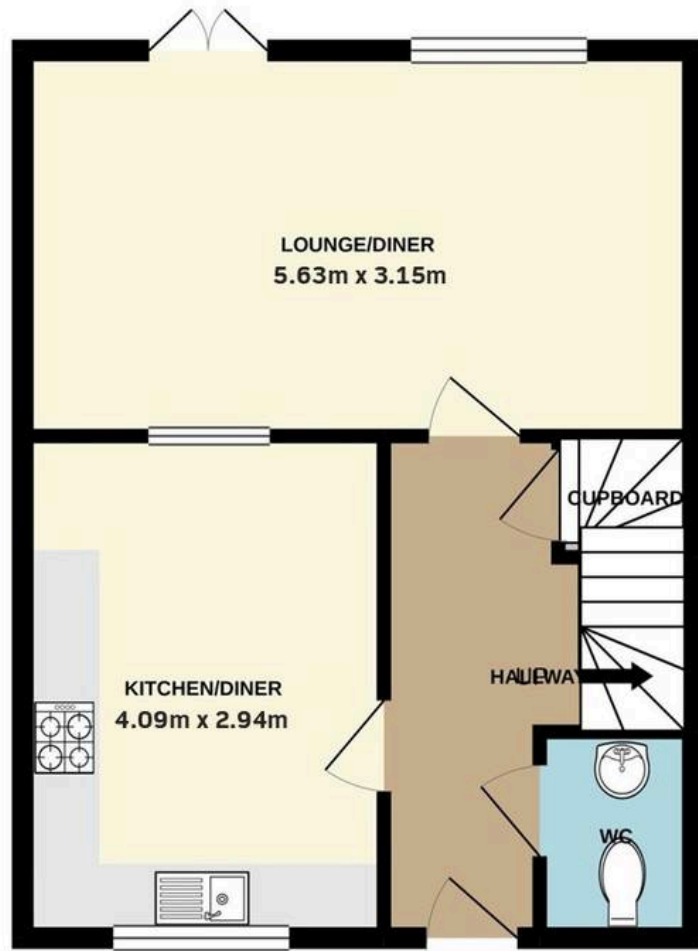
The accommodation is arranged over two floors and comprises an entrance hall with stairs rising to the first floor and a cloakroom/WC, a bright and welcoming living/dining room, and a well-appointed kitchen/breakfast room with ample storage and worktop space. To the first floor, the principal bedroom enjoys the advantage of an ensuite shower room, complemented by two further bedrooms and a family bathroom.

The rear garden is fully enclosed by a combination of tall brick walling and timber fencing, providing a good degree of privacy. A paved patio adjoins the property and offers an ideal space for outdoor seating and entertaining, leading onto a level, all-weather lawn designed for ease of maintenance. A timber garden shed is included for additional storage, and the garden is further enhanced by a pedestrian access gate to the rear, offering convenient external access to the driveway located beyond.

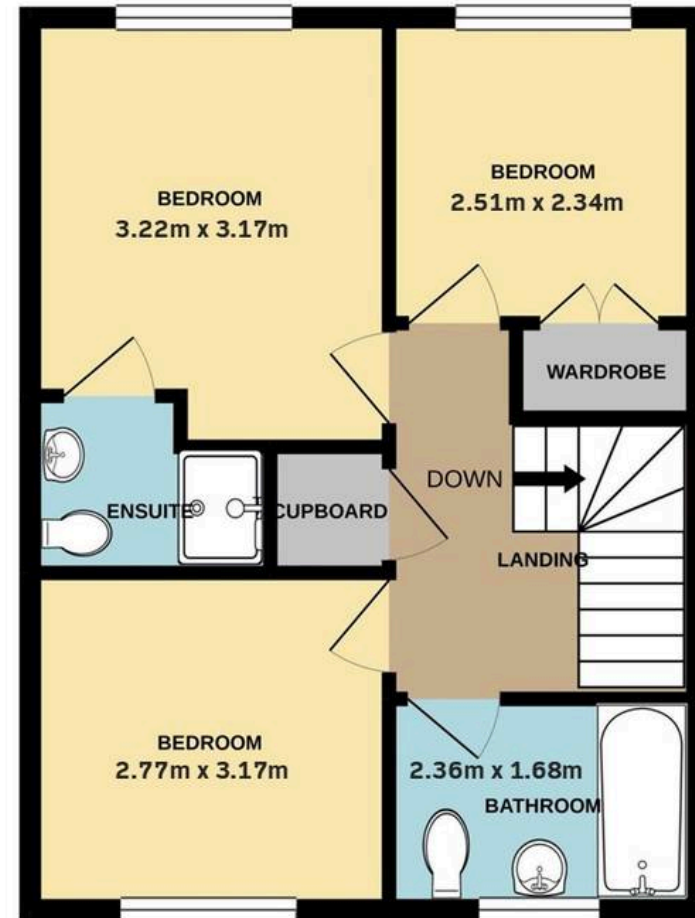
Creech St. Michael is a highly regarded village located just to the east of Taunton, offering a strong sense of community along with a range of local amenities including a shop with post office, a primary school, a doctors' surgery and pharmacy, a village hall and a public house. The village is particularly well placed for access to Taunton town centre, the M5 motorway, Musgrove Park Hospital and the wider Somerset countryside. Excellent transport links, nearby riverside walks and everyday conveniences make Creech St. Michael a consistently popular choice for homebuyers.



GROUND FLOOR



1ST FLOOR



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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