



38 Barbers Mead, Taunton TA2 8PY

£440,000

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A four bedroomed detached family home, situated in a quiet cul-de-sac and offered to the market with no onward chain.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: E

Built in 1999 and owned by the same homeowner since new, this well-presented property offers spacious and versatile accommodation arranged over two floors. The ground floor comprises an entrance hall, cloakroom, kitchen, utility room, sitting room and dining room, with the latter providing access to the rear garden. To the first floor are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom. Outside, the property enjoys a double garage with parking to the front, while the rear garden features a patio, lawned area and established vegetable patches. Located just north-east of Taunton, the property is well placed for a range of local amenities. Taunton itself offers an excellent selection of shopping, leisure and recreational facilities, together with convenient access to the M5 motorway at Junction 25 and the town's mainline intercity railway station.

Detached home
Four bedrooms
Downstairs cloakroom & utility
En-suite shower room
Two reception rooms
Owned solar panels
Double garage and driveway parking
Quiet cul-de-sac location
Gas central heating
No onward chain





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Entrance Hallway

Cloakroom	6' 4" x 3' 1" (1.93m x 0.94m)
Kitchen	10' 6" x 9' 6" (3.20m x 2.89m)
Utility room	8' 1" x 4' 4" (2.46m x 1.32m) Housing the boiler. Door leading to the garden.
Dining Room	9' 5" x 9' 0" (2.87m x 2.74m) Doors leading to the garden.
Sitting Room	14' 1" x 11' 6" (4.29m x 3.50m) Plus bay window.

First Floor Landing

Bedroom 1	12' 5" x 11' 6" (3.78m x 3.50m) Built in wardrobes.
En-suite	10' 5" max x 4' 4" max (3.17m max x 1.32m max)
Bedroom 2	9' 8" x 8' 9" (2.94m x 2.66m) Plus built in wardrobe.
Bedroom 3	8' 8" x 7' 7" (2.64m x 2.31m)
Bedroom 4	8' 1" x 7' 5" (2.46m x 2.26m)
Family Bathroom	7' 7" x 6' 5" (2.31m x 1.95m)

Outside - The property benefits from a double garage with parking in front and an rear garden with vegetable patches, a patio and lawned area. There are 12 owned solar panels on the roof.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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