



5 Warres Road Taunton TA2 8QF

OIEO £400,000



Situated in this private cul de sac location about 2 miles to the North East of the town centre is this immaculately presented 3 / 4 bed roomed detached house with 2 reception rooms and enclosed South-West facing garden to rear, double garage with home office over and driveway parking.





## Features

- Entrance Hall
- Living Room with woodburner and French doors to garden
- Dining Room with French doors to garden
- Fitted Kitchen / Breakfast Room with door to garden
- Utility Room with door to garden
- Cloakroom
- Master Bedroom with Ensuite Shower Room
- Bedroom 2 with Ensuite Shower Room
- Bedroom 3
- Bedroom 4 / Dressing Room
- Family Bathroom
- Enclosed South-West facing garden to rear
- Double Garage with Home Office over and driveway parking
- Double Glazing
- Gas central heating
- Council tax band E
- What3words: [///index.wizard.fetch](https://www.what3words.com/index.wizard.fetch)



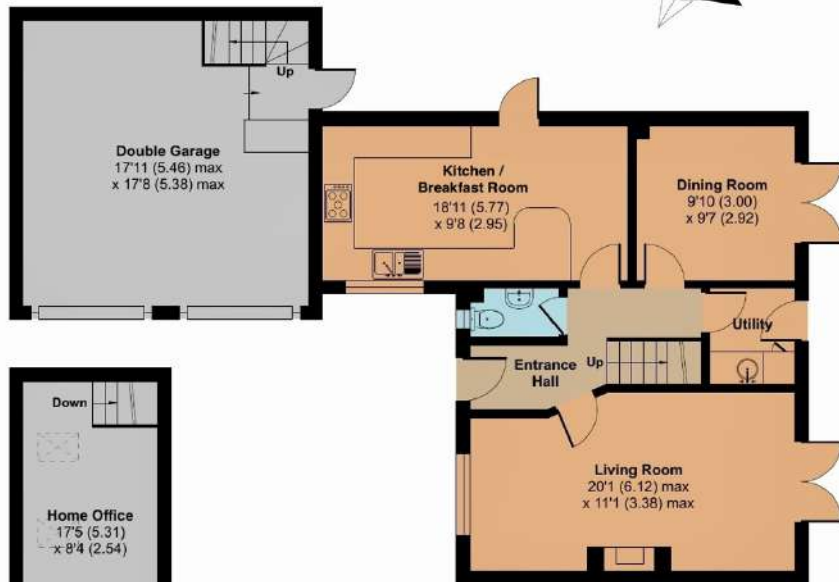
# 5 Warres Road, Taunton, TA2 8QF

Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 459 sq ft / 42.6 sq m

Total = 1747 sq ft / 162.2 sq m

For identification only - Not to scale

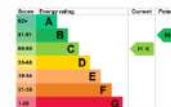


GROUND FLOOR



FIRST FLOOR

GARAGE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Robert Cooney. REF: 1030771



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)



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