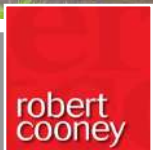




2 Moormead Middleway, Taunton TA1 3QP





In a most desirable location, in this small and select development of just three homes, less than one mile South of the town centre and within walking distance of Vivary Park is this immaculately presented South-West facing detached 4 double bedroomed family house with 2 reception rooms, enclosed garden to rear, garage and driveway parking.





Features

- Entrance Hall
- Living Room with woodburner and French doors to garden
- Fitted Kitchen / Dining Room with central island, Belfast sink, integrated appliances, French doors to garden and door to garage
- Utility Room
- Snug / Play Room
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- 2 further double Bedrooms, Bedroom 3 with fitted wardrobe
- Family Bathroom

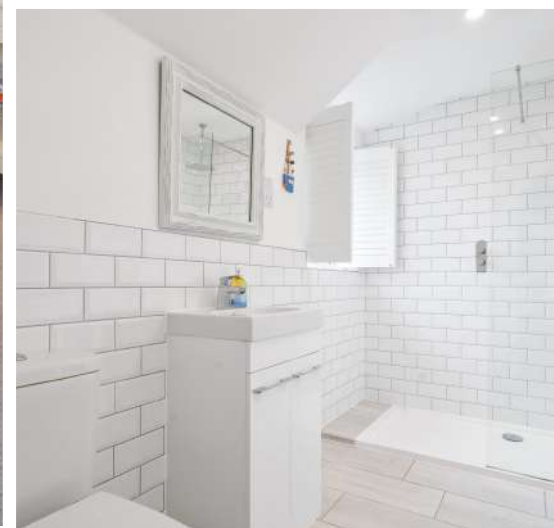
- Enclosed garden to rear
- Garage with driveway parking for 2 cars

- Gas central heating
- Double glazing
- Castle School catchment

- Council tax band G

- What3words: [///voted.flaps.jobs](https://www.what3words.com/voted.flaps.jobs)







Moormead is situated within easy reach of the centre of Taunton, the County Town of Somerset and within walking distance of Vivary Park.

The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

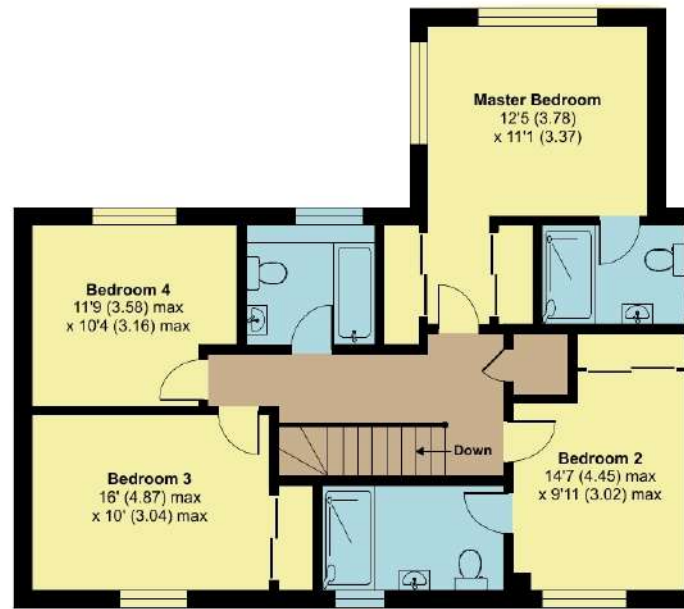
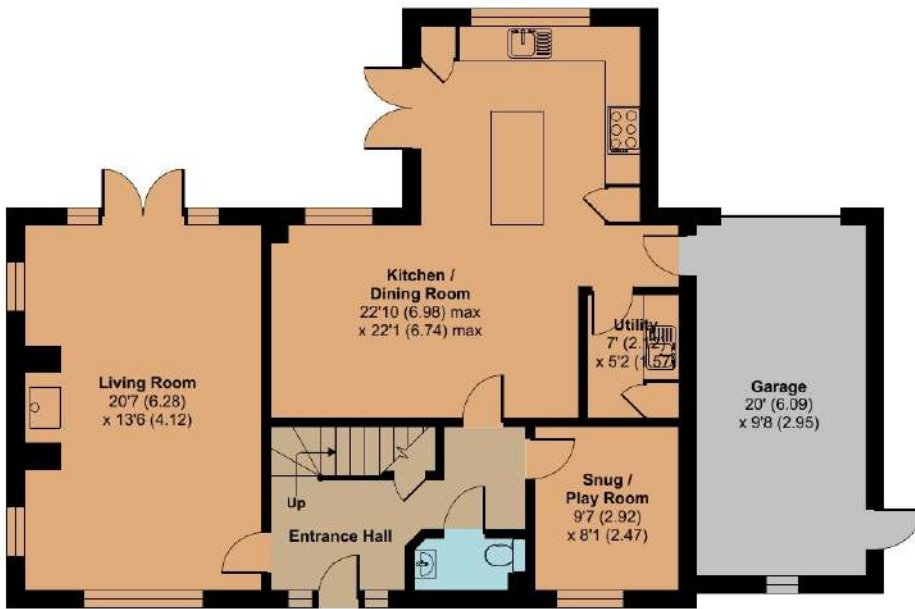
Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



2 Moormead, Middleway, Taunton, TA1 3QP

Approximate Area = 2025 sq ft / 188.1 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

Robert Cooney

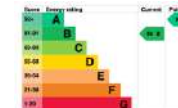
Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Cooney. REF: 1218361



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**

