



11 Warres Road

Taunton, Somerset, TA2 8QF

**James
Gray**

ESTATE AGENTS

A beautifully appointed detached house with part walled south facing garden attractively situated on this popular development.

 3  2  2

Key features

- A beautifully appointed detached family home
- Sitting room with french doors to the rear garden
- Well fitted kitchen with outlook to the rear garden
- Dining room
- Downstairs cloakroom
- Master bedroom with en suite
- 2 further bedrooms and family bathroom
- Recently installed gas boiler with Nest control system
- Garage and adjacent driveway
- Convenient edge of town location

Services

All mains services connected. Gas central heating

EPC Rating

C (74)

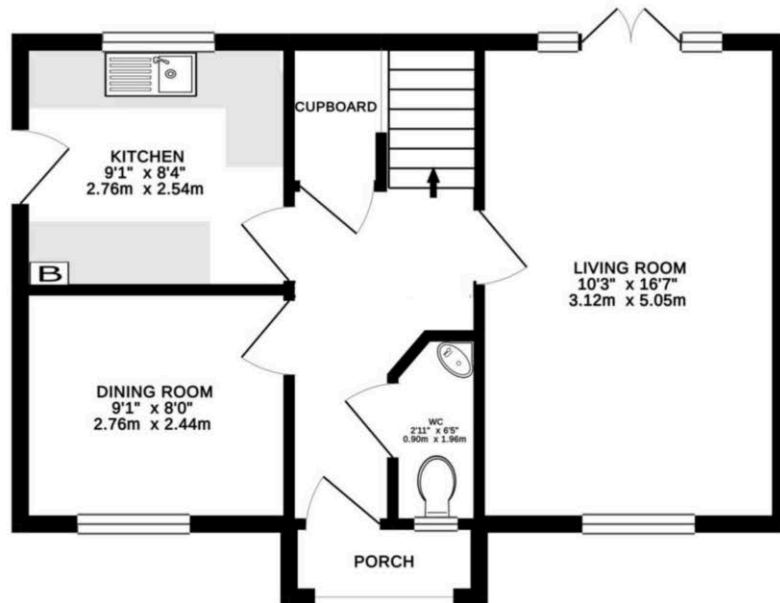
Council Tax

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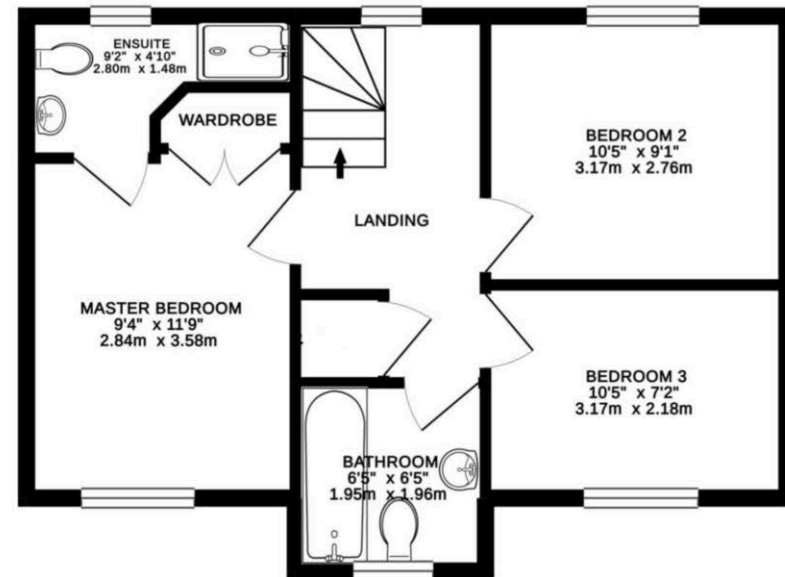




GROUND FLOOR



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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Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8TB
T: 01823 426 090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

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