

Batt Drive
Cheddon Fitzpaine
Taunton
TA2 8FY



JOSEPH CASSON

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£310,000

- Modern Semi-Detached Property
- Constructed by Barratt Homes in 2018
- Three Double Bedrooms
- First Floor Bathroom
- Primary Bedroom Located On The Top Floor
- Dressing Room & En-Suite Shower Room
- Open-Plan Lounge/Diner
- Separate Kitchen/Breakfast Room
- Enclosed Rear Garden
- Parking On Own Driveway

Joseph Casson are delighted to showcase this exceptional, semi-detached property located in the desirable Cheddon Fitzpaine area of Taunton. Boasting three double bedrooms, including a large primary bedroom with its own en-suite shower room and dressing area. The modern design and layout of the house provide a stylish and contemporary living space, perfect for individuals or families alike.

Situated within a highly sought-after development, residents of this property will benefit from a peaceful and friendly neighborhood. The area offers easy access to a range of local amenities, including shops, schools, and leisure facilities, ensuring that all daily needs are within reach.

With an impressive energy performance certificate rating of B, this property promises to be both environmentally friendly and cost-effective to run. Don't miss out on the opportunity to make this outstanding house your new home. Contact Joseph Casson today for further information or to arrange a viewing.

ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, kitchen/breakfast room, and lounge/diner to the ground floor. Arranged on the first floor and accessed from the landing, are two double bedrooms, a 'Jack & Jill' bathroom. Covering the whole top floor is a large primary bedroom with a dressing room and en-suite shower room.

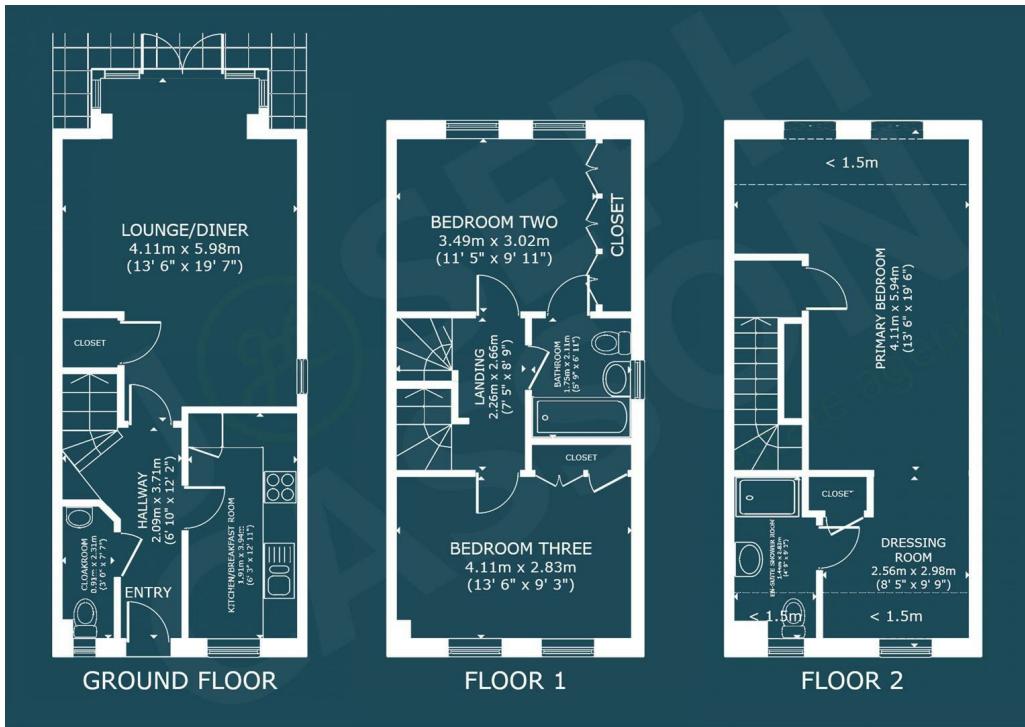
Externally, there is parking on the driveway directly to the side of the property with a covered area over and a garage. There is an enclosed, southwest facing, rear garden divided into two areas: an attractive seating area with shrub & flower beds & pergola, and an area of lawn with shrub & flower borders.

Management charge: £216 per annum.

LOCATION

This sought-after modern development is located within Cheddon Fitzpaine which is positioned near the Somerset countryside and offers excellent transport links to both Taunton town centre and the M5. The area offers easy access to a range of local amenities, including shops, schools, and leisure facilities, ensuring that all daily needs are within reach. Nerrols Primary School and Nursery is also nearby which opened in 2019.

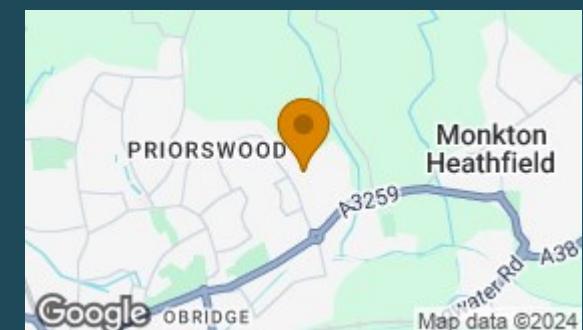




Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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