



Brook House, 30 Barbers Mead Taunton TA2 8PY



A spacious, immaculately presented 4 bedroomed detached house with enclosed West facing garden to rear, double garage and off road parking in this popular modern development within 2 miles of Taunton town centre.





Features

- Entrance Hall
- Living Room with woodburner and French doors to garden
- Open plan refitted Kitchen / Dining Room with AEG cooker, atrium and French doors to garden
- Utility Room with door to garden
- Study
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Bathroom
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- 2 further Bedrooms with fitted wardrobes
- Family Shower Room
- Landscaped garden to rear
- Double garage and driveway parking to rear
- Gas fired central heating
- Double glazing
- Council tax band F
- What3words location:
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Barbers Mead is situated within 2 miles of the centre of Taunton, the County Town of Somerset.

The Taunton to Bridgwater canal has a pathway for walkers and cyclists which leads from Taunton to Creech St Michael and beyond.

Taunton 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.

For travel, the main line railway station links to London Paddington in less than 2 hours and the excellent road network enables easy access to junction 25 of the M5 motorway 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.



Brook House, 30 Barbers Mead, Taunton, TA2 8PY

Approximate Area = 1963 sq ft / 182 sq m (includes garage)

For identification only - Not to scale



Double Garage
18' (5.49)
x 16' (4.88)

Conservatory
9'6" (2.90)
x 1'10" (0.56)

Kitchen / Dining Room
21'7" (6.58) max
x 14'2" (4.32) max

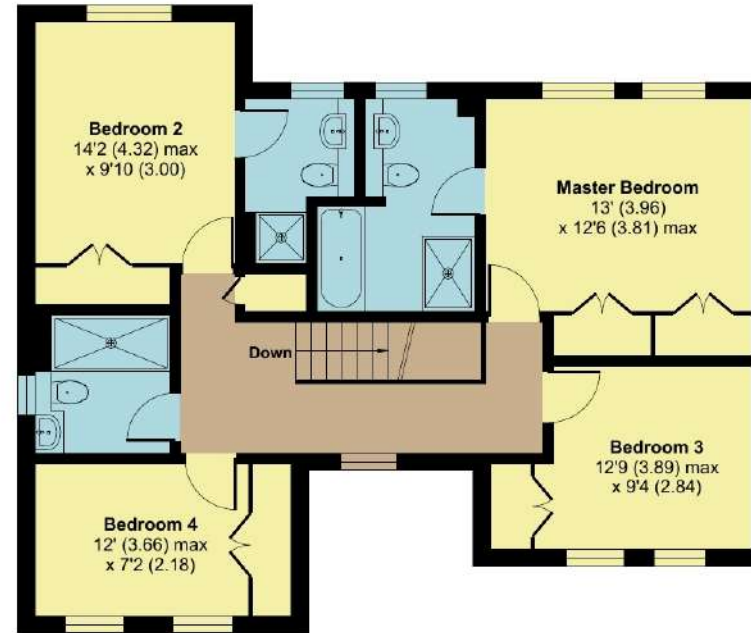
Living Room
23'10" (7.26) into bay
x 12'9" (3.89) max

Utility
6'2" (1.88)
x 5'10" (1.78)

Study
9'1" (2.77)
x 8'2" (2.49)

Entrance Hall

GROUND FLOOR



FIRST FLOOR

Bedroom 2
14'2" (4.32) max
x 9'10" (3.00)

Master Bedroom
13' (3.96)
x 12'6" (3.81) max

Bedroom 3
12'9" (3.89) max
x 9'4" (2.84)

Bedroom 4
12' (3.66) max
x 7'2" (2.18)



Viewing strictly through the selling agents:

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**Certified
Property
Measurer**

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