



31 Queens Drive Taunton TA1 4XW

robert  
cooney





Ideally situated in this highly favoured location to the South of Taunton with easy access to Queen's College and within Castle School catchment is this well presented 4 bedroomed detached family house with 2 reception rooms, enclosed South East facing garden to rear, double garage and driveway parking. No onward chain.







## Features

- ☐ Entrance Porch
- ☐ Entrance Hall
- ☐ Living Room with door to garden
- ☐ Dining Room with door to garden
- ☐ Kitchen with electric convection hob and extractor fan hood, Neff oven and integrated fridge
- ☐ Utility Room with door to garden
- ☐ Cloakroom & WC
- ☐ Master Bedroom with Ensuite Bathroom
- ☐ 3 further Bedrooms
- ☐ Shower Room
- ☐ Partially Boarded Loft
- ☐ Enclosed South-East facing mature, established garden to rear
- ☐ Garden Shed
- ☐ Double garage and driveway parking
- ☐ Gas central heating
- ☐ Double glazing
- ☐ Castle School catchment
- ☐ Council tax band F
- ☐ What3words:  
///space.hood.score













Queens Drive is regarded as one of the best residential addresses of Taunton situated 1.2 miles to the South of the town centre yet occupying a well-established location within easy reach of open countryside.

Taunton, the Country town of Somerset, 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.







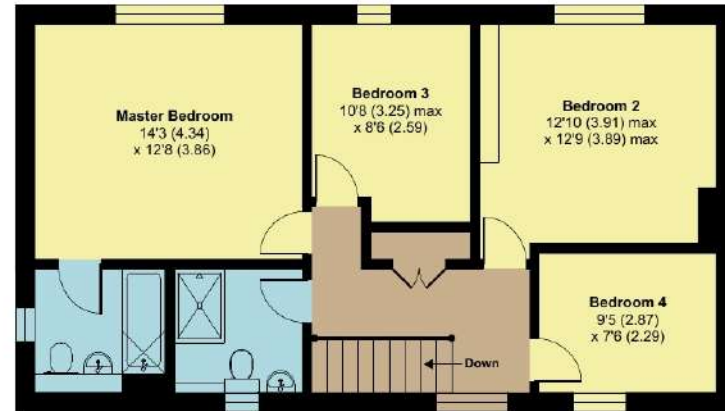
## 31 Queens Drive, Taunton, TA1 4XW

Approximate Area = 1459 sq ft / 135.5 sq m

Garage = 399 sq ft / 37.1 sq m

Total = 1858 sq ft / 172.6 sq m

For identification only - Not to scale



Viewing strictly through the selling agents:

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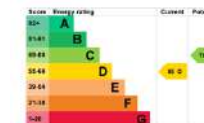
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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Robert Cooney. REF: 1043672



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