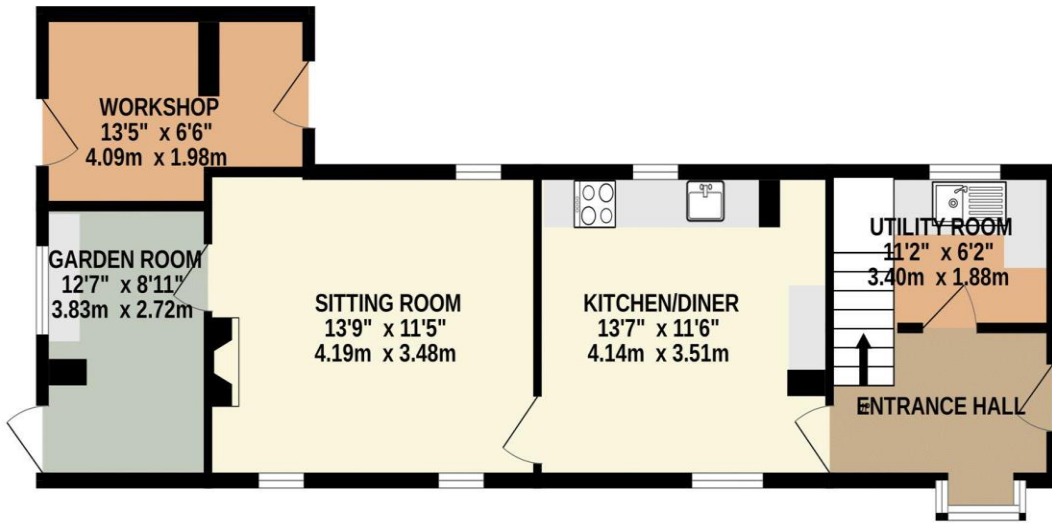
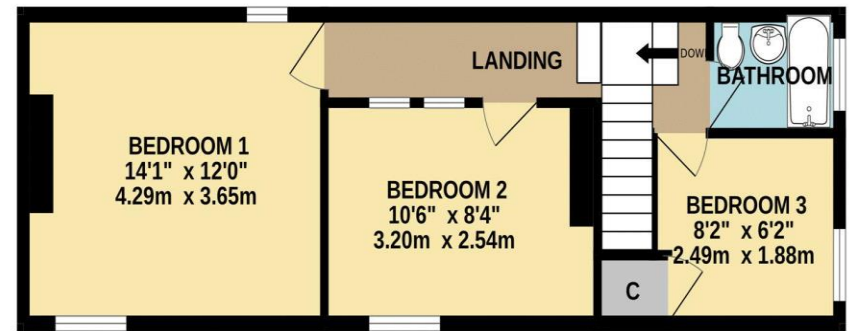


GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

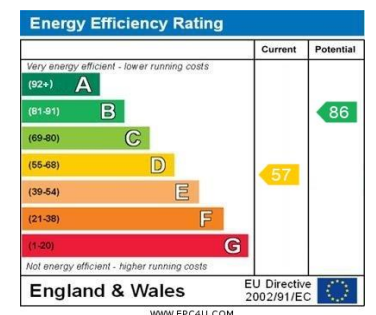


1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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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£340,000

**WARE & CO**  
estate and letting agents

## Primrose Cottage, 9 Windmill Hill North Curry, Taunton, TA3 6LY

A tastefully refurbished detached character cottage for sale in North Curry

Drive parking with space for a detached garage (subject p/p)

Pretty courtyard garden

Hardmade fitted kitchen with integrated appliances

Living room with log burner

Garden room

Separate utility room

Three bedrooms

Modern three piece first floor bathroom

Workshop/store



This stunning detached character cottage is situated close to the heart of the sought after village of North Curry and has been completely refurbished to a high standard by the current owner to blend timeless charm with modern convenience.

The property has been reconfigured with a new entrance hall and staircase, new central heating, plumbing and rewiring and features a superb hand built kitchen/dining room with integrated appliances and a modern white three piece bathroom.

The property briefly comprises an entrance hall with stairs to the first floor and a door to a separate utility room, kitchen/dining room, living room with a log burner, garden room with a feature solid Yew wood breakfast bar, three bedrooms and a first floor bathroom.

Outside there is a good sized drive parking for a number of cars with the potential to create a detached garage off (subject to planning permission). To the rear is a pretty enclosed gardenyard garden with a paved patio area with well stocked flower and shrub beds, a timber garden shed, gated access to the front and a door to an attached workshop/store with a further door to a wide passageway running to the rear of the property.

### TOTAL FLOOR AREA

94 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band C.  
Charges payable for 2024/25 - £1,902.58

### SERVICES

Main services of gas, electricity, water and drainage are connected.  
Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 67 mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

