



MILES ESTATE AGENTS

**5 Cushuish Lane Kingston St. Mary
Taunton TA2 8AP £495,000**



Simply stunning! A beautifully presented and meticulously well maintained extended 3 bedroom semi detached house in a superb location in the foothills of the Quantocks, nestled in the small hamlet of Cushuish with stunning views amidst glorious countryside yet within easy striking distance of amenities in nearby Bishops Lydeard, Kingston St Mary and Taunton. Fabulous kitchen/dining/living space, mature manicured gardens, spacious home office, part converted garage and plenty of parking. Extant Planning Permission granted for loft conversion to provide double bedroom with en suite. Early viewing really is not only highly recommended but considered essential to fully appreciate. Freehold Council Tax Band D EPC:D





Features:

- Entrance Hall
- Spacious Sitting Room with Woodburning Stove
- Fabulous Kitchen / Dining/Family Room
- Snug (Formerly 2nd Garage & Easily Re-converted)
- Utility Room
- Cloakroom
- 3 Good Size Bedrooms
- Family Bathroom
- Lovely Mature Gardens
- Superb 32' Home Office
- Garage with Rear Access
- Stunning Views
- Freehold
- Council Tax Band D



Cushuish, Kingston St. Mary, Taunton, TA2

Approximate Area = 1540 sq ft / 143 sq m

Garage = 120 sq ft / 11.1 sq m

Outbuilding = 302 sq ft / 28 sq m

Total = 1962 sq ft / 182.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
100-90	A		
80-89	B		
60-79	C		
40-59	D		
20-39	E		
10-19	F		
1-9	G		
Not energy efficient - Below building code			
England & Wales		64	74

Not energy efficient - Below building code
EPC 64
2023/1/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchcom 2024. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1104105



Viewings strictly through the selling agents:

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