



MILES ESTATE AGENTS

**6 Court Hill Hovelands
Taunton TA1 4SX £495,000**



A well presented, extended and modernised 4 double bedroom detached house in this much favoured elevated location within Castle School catchment area. Superb sitting room with woodburning stove, spacious refitted kitchen/dining room, study/snug, utility, 2 shower rooms, garage and lots of parking. Early viewing of this fabulous family home is highly recommended. Freehold Council Tax Band E EPC: D



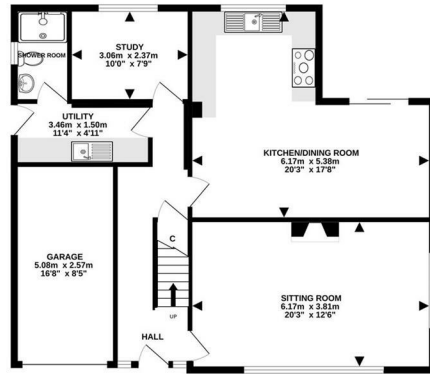


Features:

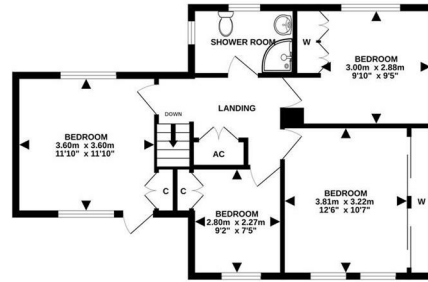
- Entrance Hall
- Superb Sitting Room with Woodburning Stove
- Spacious Refitted Kitchen/Dining Room
- Useful Study / Snug
- Utility Room
- Shower Room
- 4 Double Bedrooms
- Further Refitted Shower Room
- Single Garage & Off Road Parking for Several Cars
- Enclosed Tiered Garden
- Freehold
- Council Tax Band E
- EPC : D



GROUND FLOOR
89.2 sq.m. (960 sq.ft.) approx.



1ST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA: 146.8 sq.m. (1,580 sq.ft.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		8
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewings strictly through the selling agents:

Miles Estate Agents

2 Piffin Lane, Bishops Lydeard, Taunton,
Somerset, TA4 3AS

Tel: 01823 470 500

lydeard@milesestateagents.co.uk

www.milesestateagents.co.uk

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