



Larkfield Cottage

Woodhill, Stoke St. Gregory, Taunton, Somerset, TA3 6EW

James
Gray

ESTATE AGENTS

A beautifully presented home of character, offering spacious and flexible accommodation, standing in large well-stocked gardens and attractively situated close to the centre of this popular village



Key features

- Spacious entrance hall
- Sitting room with wood burning stove and inglenook fireplace
- Dining room with wood burning stove and inglenook fireplace
- Large kitchen/breakfast room with doors to sitooterie
- Study and Utility room
- Studio/hobbies room and ground floor shower room
- 4 bedrooms, family bath/shower room and separate toilet with basin
- Secluded and well-stocked rear garden with attractive westerly aspect
- Driveway with ample parking
- Sought after location close to village centre

Services

Mains water, electricity and drainage. Oil-fired central heating

EPC

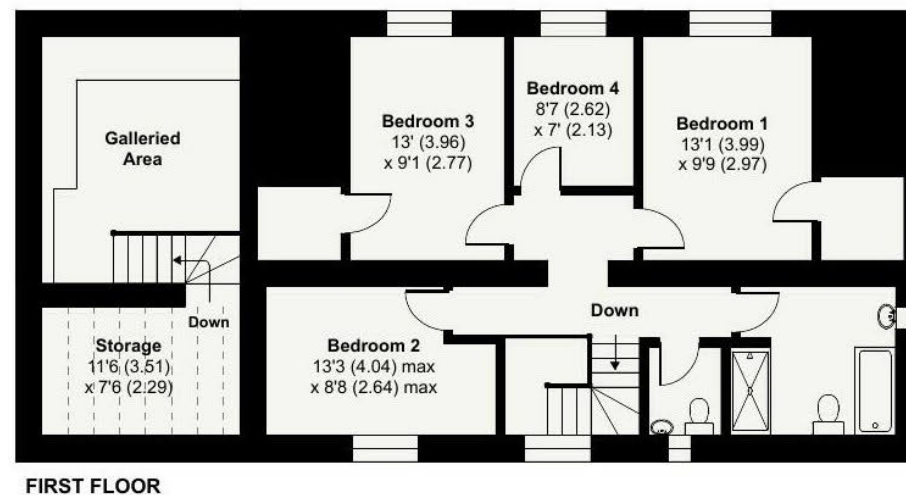
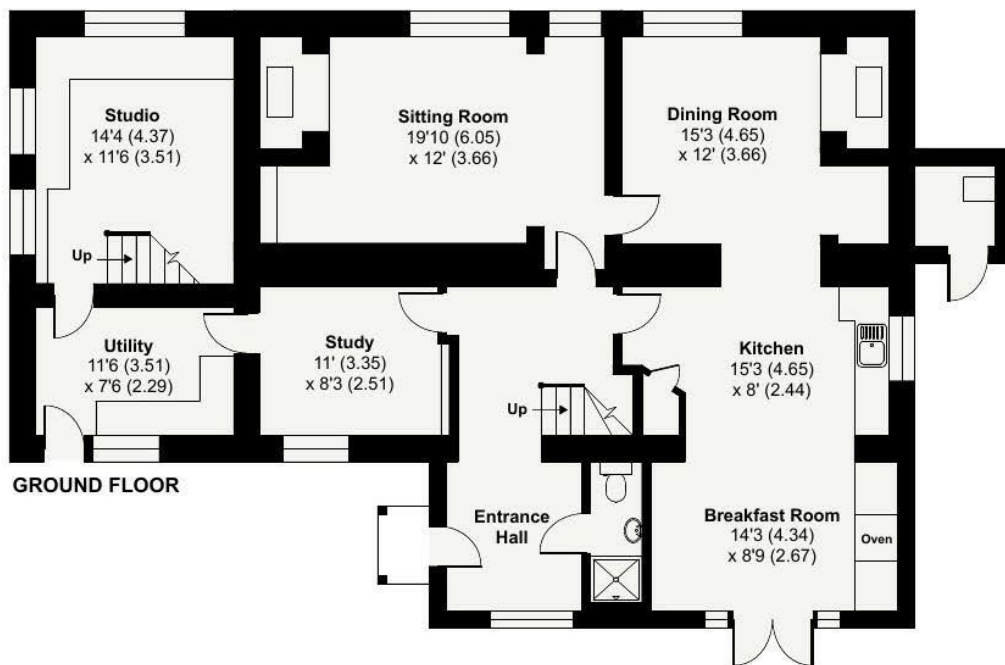
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Council Tax

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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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