



11 Kingston Court

Kingston St Mary, Taunton, Somerset, TA2 8HT

James
Gray

ESTATE AGENTS

A beautifully appointed detached house offering light and airy accommodation of character, with south facing rear garden and attractively situated on this sought after gated development in this ever popular Quantock hills village



Key features

- Entrance hall and cloakroom
- Sitting room
- Dining room with lantern and bi-fold doors to south facing garden
- Beautifully fitted kitchen with built-in appliances
- Main bedroom with en suite shower room
- Second double bedroom with built in wardrobes
- Family bathroom
- Gas central heating and double glazing
- Low maintenance south facing rear garden
- Garage with loft storage and driveway parking

Services

All mains connected. Gas fired central heating

EPC

C (80)

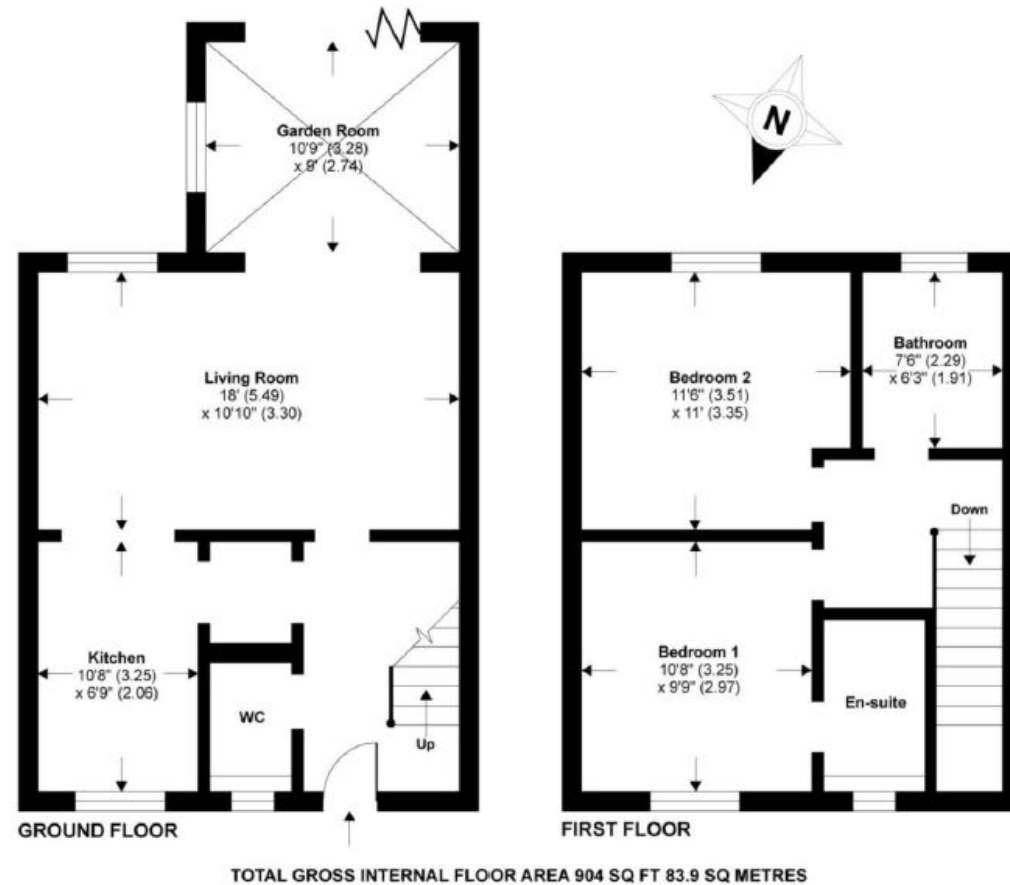
Council Tax

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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