



7 Nerrols Row

Cheddon Fitzpaine, Taunton, Somerset, TA2 8SL

James
Gray

ESTATE AGENTS

A beautifully presented former show home with many upgrades, including a larger than average garage with hobbies room and landscaped rear garden, attractively situated on this popular development



Key features

- Entrance hall and cloakroom
- Sitting room
- Large kitchen/dining room with doors to rear garden
- Utility cupboard
- Main bedroom with en suite shower room and built-in wardrobes
- 3 further bedrooms all with built-in wardrobes. Family bathroom
- Landscaped rear garden designed for low maintenance
- 31' garage currently configured to include a hobbies/garden room with home office potential
- Driveway with parking for 2 cars
- Attractive edge of development location

Services

All mains services connected. Gas central heating

EPC rating

Band B (84)

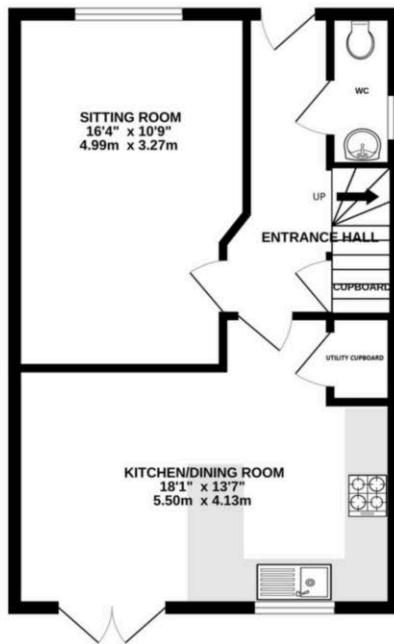
Council Tax and Service Charge

Band E. Service charge to be confirmed

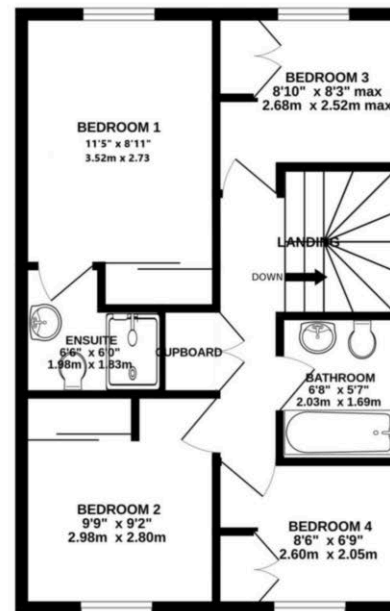




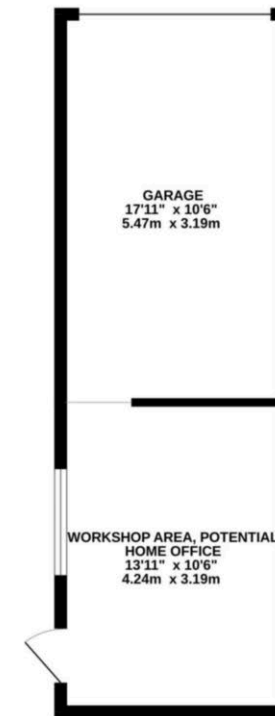
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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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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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