



Marigold Cottage

Lodes Lane, Kingston St. Mary, Taunton, Somerset, TA2 8HU

James
Gray

ESTATE AGENTS

A brand new detached house, nearing completion and offering light and airy accommodation and attractively situated in this sought after Quantock hills village in grounds of about 0.5 acre



Key features

- Entrance Hall and cloakroom
- Sitting room with wood burning stove
- Kitchen/dining room with doors to rear garden
- 2 bedrooms and bathroom
- Gas central heating and double glazing
- Gardens and grounds of about 0.5 acre
- Attractive 'tucked away' location
- Sought after village standing at the foot of the Quantock hills

Services

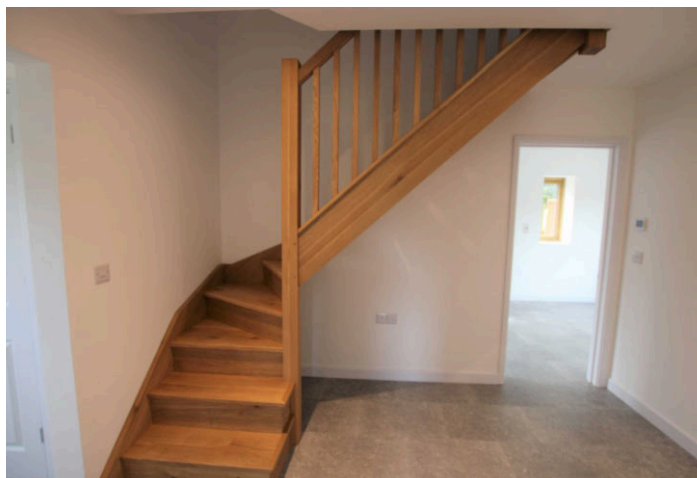
All mains services connected

EPC Rating

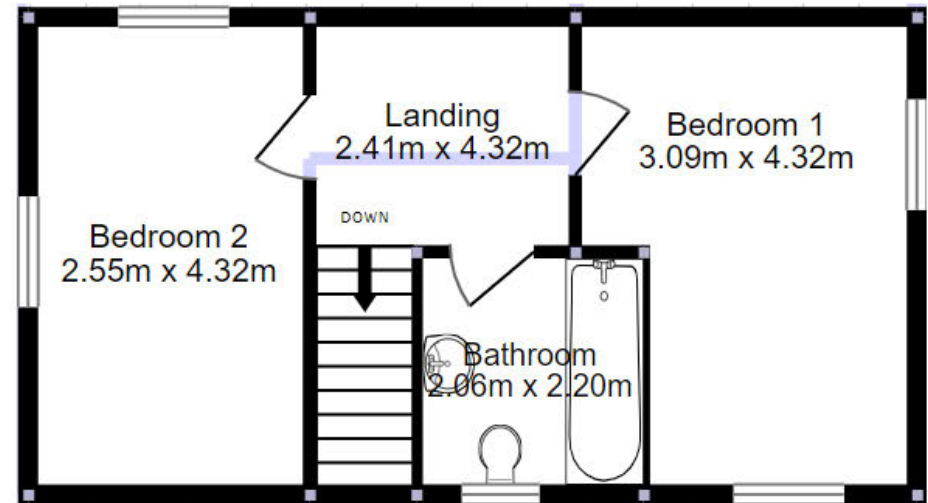
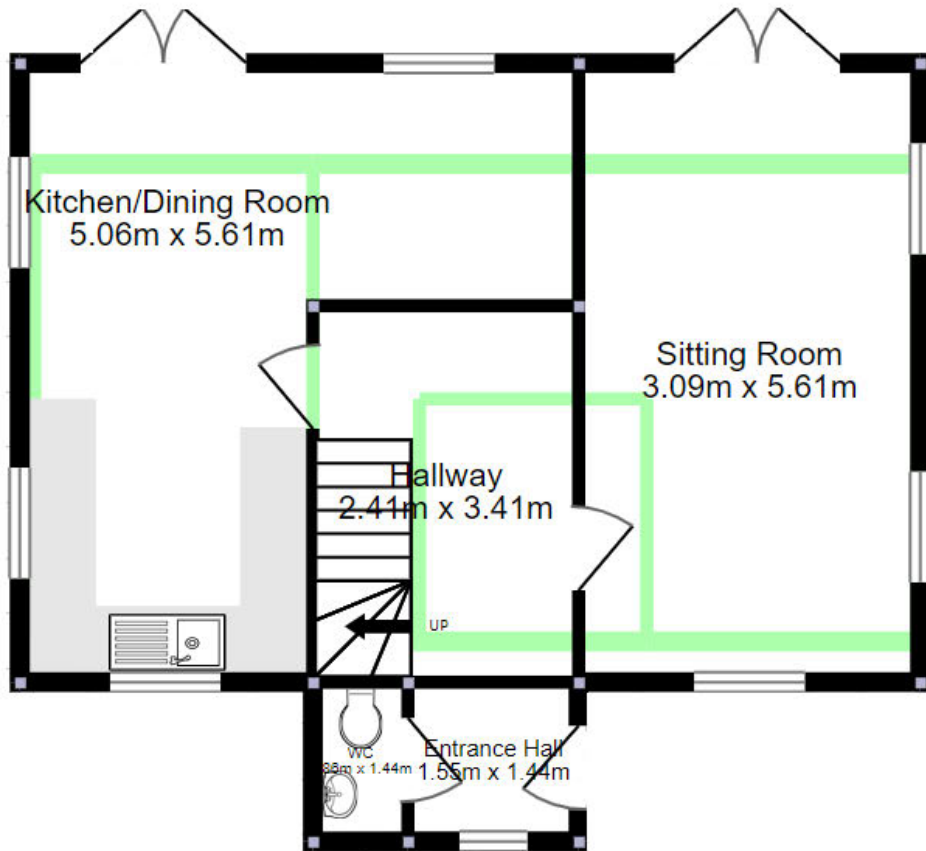
Band A (99)

Council Tax

Awaited







PLEASE NOTE A PERMISSIVE FOOTPATH RUNS ALONG THE EDGE OF THE Paddock

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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