



Churchills Cottage

Lower Street, Curry Mallet, Taunton, Somerset, TA3 6TD

James
Gray

ESTATE AGENTS

A beautifully appointed and substantially extended and improved, semi-detached cottage, offering spacious accommodation of character, with large south facing gardens, adjoining open farmland and attractively situated in this sought after village.



Key features

- Entrance hall and cloakroom
- Sitting room
- Large and well appointed kitchen/family room with wood burning stove and bi-fold doors opening to rear garden
- Principal bedroom with en suite shower room
- 2 further double bedrooms and a further shower room
- Large south facing gardens adjoining open farmland with lovely views
- Long driveway with ample parking
- Sought after village with pub, shop, church and highly regarded primary school

Services

Mains water, electricity and drainage. Air-source heat pump central heating

EPC rating

Band C (74)

Council tax

Band C

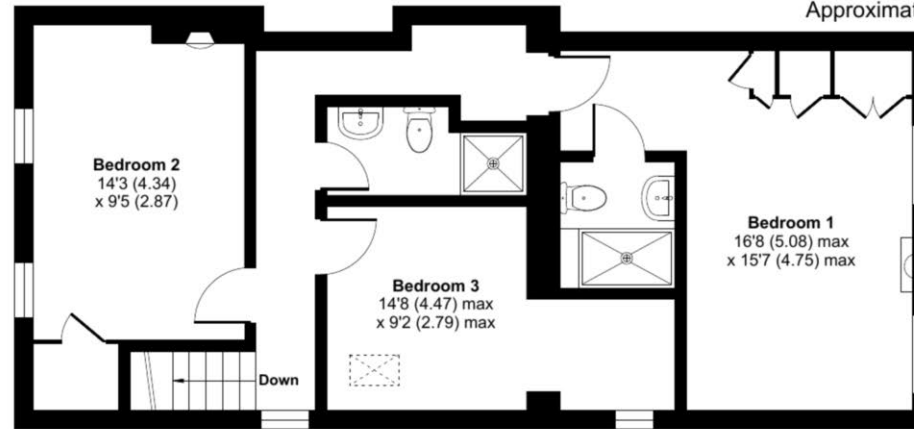




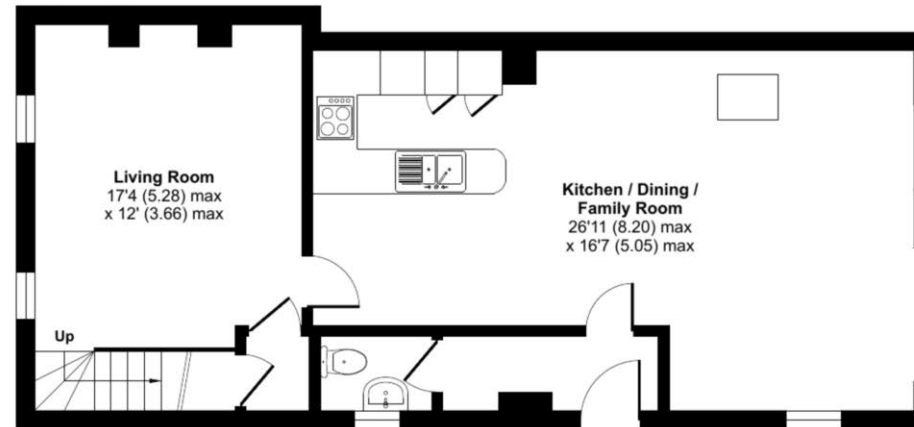
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Approximate Area = 1309 sq ft / 121.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1096007

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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