



**38 Jeffreys Way**

Taunton, Somerset, TA1 5JL

**James  
Gray**

ESTATE AGENTS



A detached family home, in need of modernisation and standing in good sized gardens in this sought after address on the western fringes of the town, within Castle school catchment and well placed for Musgrove Park Hospital



### Key features

- Entrance hall and shower room
- Triple aspect sitting room
- Dining room
- Kitchen/breakfast room
- Side hall with store room and WC
- 4 bedrooms and bathroom
- Gas central heating and double glazing
- Good sized mature gardens with garden store, garage and driveway parking
- Sought after address within Castle school catchment and well placed for Musgrove Park Hospital
- No onward chain

### Services

All mains services connected. Gas central heating

### EPC rating

E (41)

### Council tax

Band F











## Jeffreys Way, Taunton, TA1

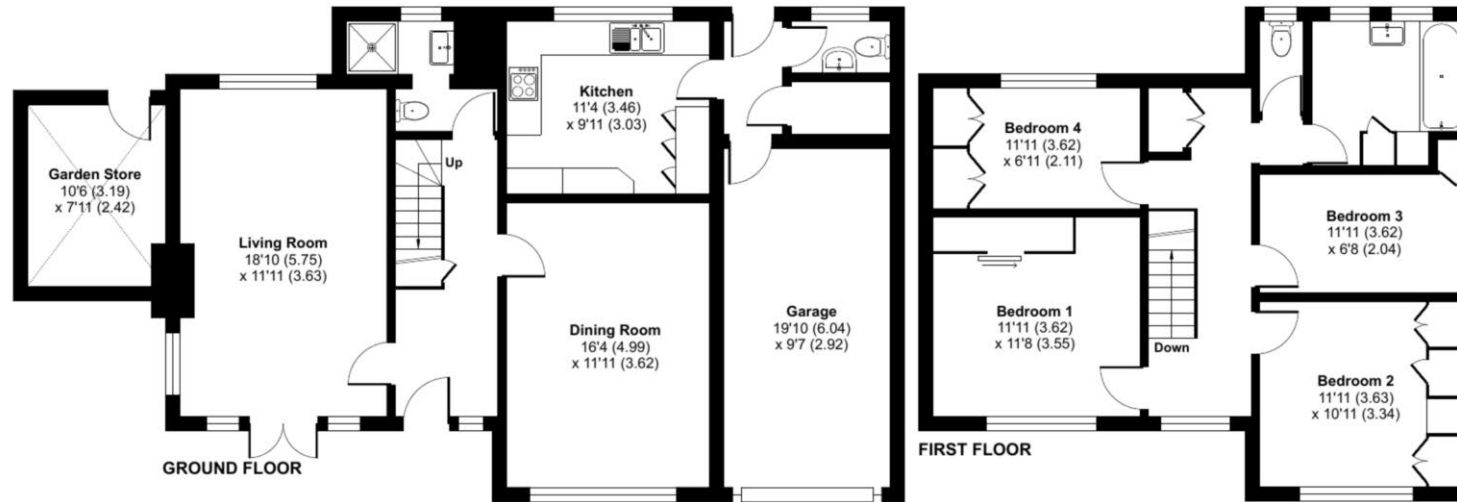
Approximate Area = 1426 sq ft / 132.4 sq m

Garage = 186 sq ft / 17.2 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024. Produced for James Gray. REF: 1132863

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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James  
Gray

ESTATE AGENTS