



Franklins Cottage

Broad Lane, North Curry, Taunton, Somerset, TA3 6EE

James
Gray

ESTATE AGENTS

A beautifully presented detached period cottage offering spacious accommodation of character, set in well stocked gardens, standing adjacent to open farmland, close to the sought after village of North Curry



Key features

- Entrance porch
- Triple aspect sitting room with wood burning stove
- Triple aspect dining room with door to garden
- Kitchen/breakfast room with Rayburn and door to garden
- Utility room and cloakroom
- 4 double bedrooms (one en suite). Large family bath/shower room
- Stunning gardens with paved terrace and Chelsea summerhouse
- Garage and driveway parking
- Attractive location adjacent to open farmland
- No onward chain

Services

Mains water and electricity. Private drainage. Oil-fired central heating

EPC rating

Band F (29)

Council Tax

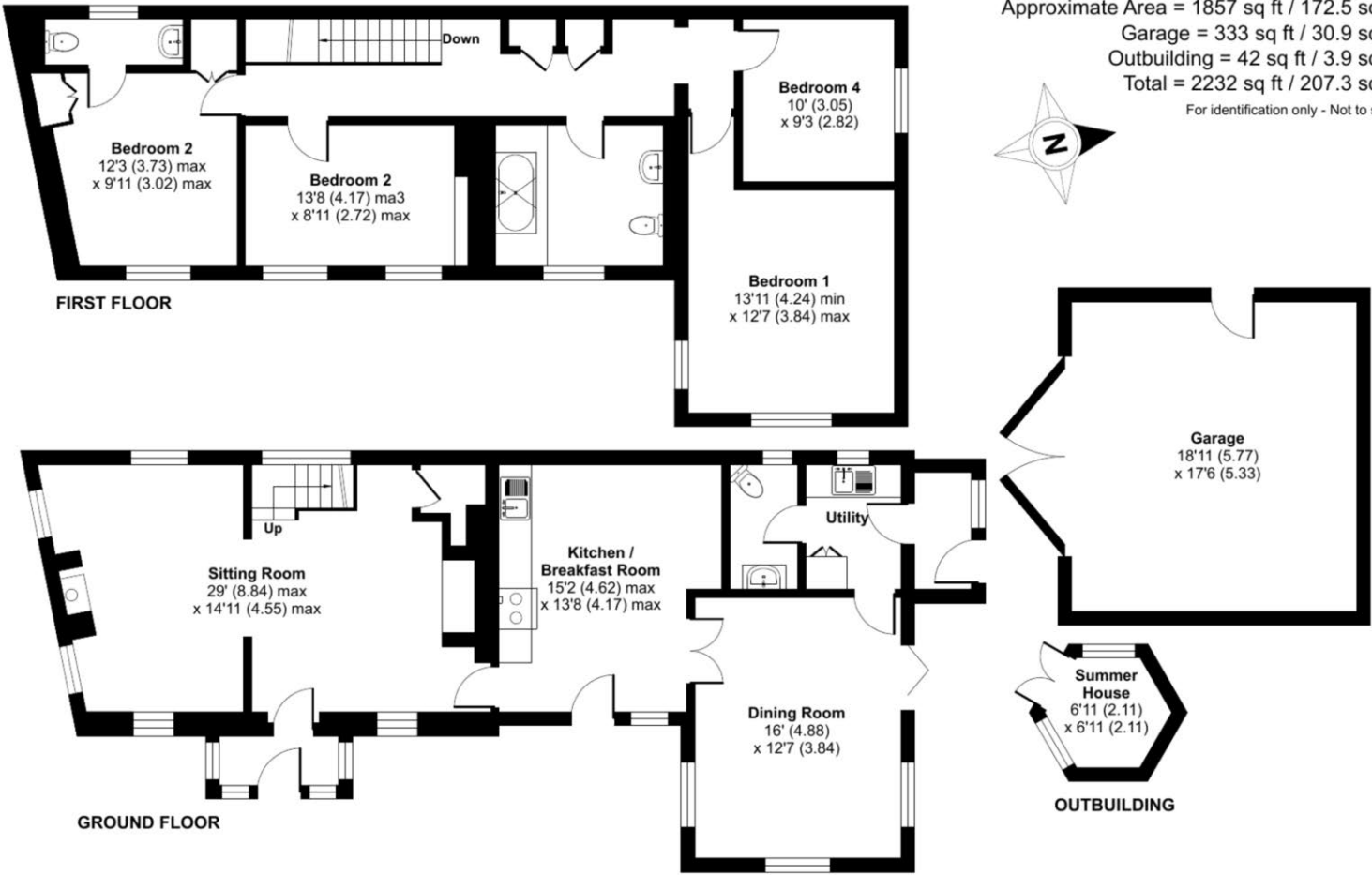
Band F





Broad Lane, Taunton, TA3

Approximate Area = 1857 sq ft / 172.5 sq m
 Garage = 333 sq ft / 30.9 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 2232 sq ft / 207.3 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). © nlchecon 2024. Produced for James Gray. REF: 1138822

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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