



**11 Southfield Close**

Taunton, Somerset, TA2 7RE

**James  
Gray**

ESTATE AGENTS

An extended linked semi-detached family home, offering light and airy and well appointed accommodation with south facing garden and enjoying an attractive cul de sac location on the northern fringe of Taunton



### Key features

- Entrance hall
- Sitting room
- Garden room
- Kitchen/dining room
- Utility room and cloakroom
- Hobbies room/garage
- 3 bedrooms and bath/shower room
- South facing garden with paved patio
- Driveway parking
- Attractive cul de sac location

### Services

All mains services connected. Gas central heating

### EPC rating

Band D (62)

### Council tax

Band C





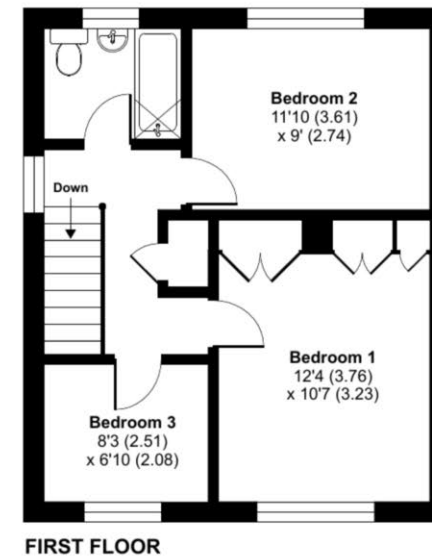
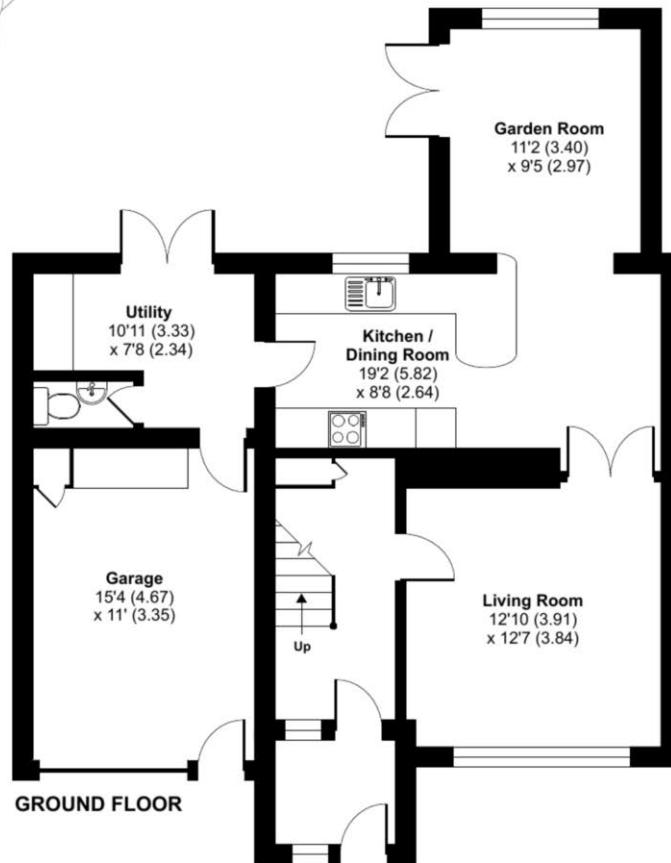
## Southfield Close, Taunton, TA2

Approximate Area = 1137 sq ft / 105.6 sq m

Garage = 160 sq ft / 14.9 sq m

Total = 1297 sq ft / 120.5 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: 1146774

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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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