



Abbotswood

Noahs Hill, West Monkton, Taunton, Somerset, TA2 8QU

James
Gray

ESTATE AGENTS

A detached Woolaway bungalow, occupying an elevated position, in well maintained gardens in this sought after village at the foot of the Quantock Hills

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Key features

- Entrance hall
- Sun room/entrance porch
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating and double glazing
- Gardens with patio and outbuilding.
- Sought after village location
- No onward chain

Services

All mains services connected

EPC Rating

Band E (49)

Council Tax

Band C

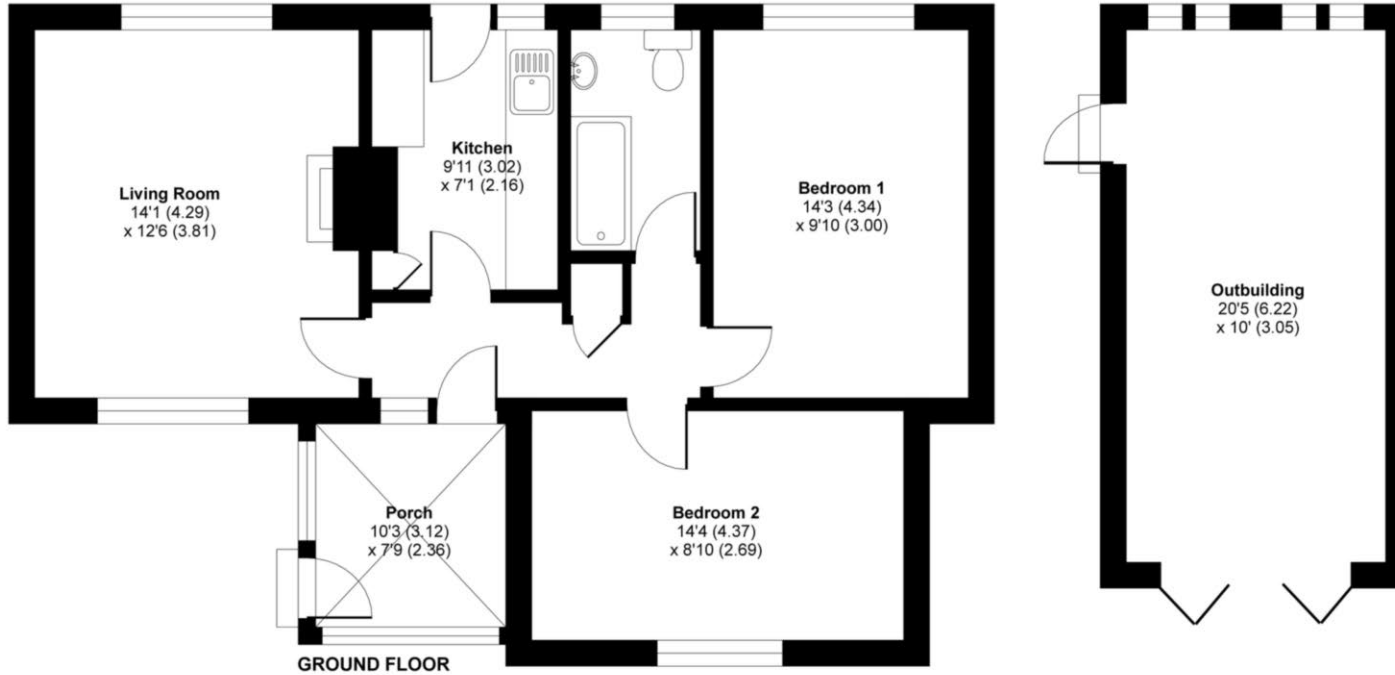




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Approximate Area = 717 sq ft / 66.6 sq m
Outbuilding = 205 sq ft / 19 sq m
Total = 922 sq ft / 85.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for James Gray. REF: 748306

Please note external photos taken in 2021

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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