



## 33 Loscombe Meadow

North Curry, Taunton, Somerset, TA3 6AT

James  
Gray

ESTATE AGENTS

A beautifully presented detached family home, with light and airy open plan accommodation and large landscaped rear garden, enjoying a pleasant south-westerly aspect and situated on this popular development, close to all the amenities to be found in this sought after conservation village



### Key features

- Entrance hall and cloakroom
- Large open plan sitting room with woodburning stove
- Study/snug
- Large and well appointed Kitchen/family room with double doors to rear garden
- Utility room
- Principal bedroom with en suite shower room and built-in wardrobes
- 3 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- South-west facing rear garden with patio and raised beds
- Adjacent double width driveway with double garage

### Services

All mains services connected.

### EPC rating

Band B (85)

### Council Tax and Service Charge

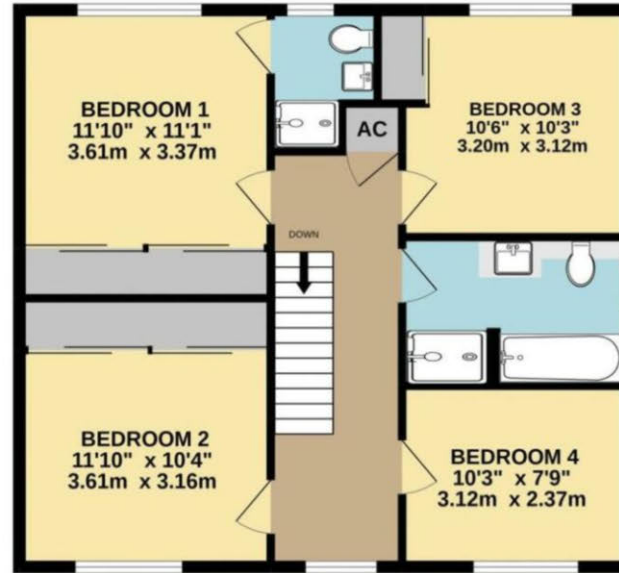
Band F. Service charge to be confirmed







GROUND FLOOR  
1147 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

TOTAL FLOOR AREA : 1875 sq.ft. (174.2 sq.m.) approx.



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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