



1 St James Court

White Street, North Curry, Taunton, Somerset, TA3 6HL

James
Gray

ESTATE AGENTS

A handsome and beautifully presented link-detached family home, occupying an attractive cul de sac location, close to the centre of this sought after village

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Key features

- Entrance hall and cloakroom
- Sitting room with wood burning stove
- Study/snug
- Large Kitchen/family room with French doors to rear garden
- Utility room
- Principal bedroom with en suite shower room and built-in wardrobes
- Guest bedroom with en suite shower room and built-in wardrobes
- 2 further double bedrooms and family bath/shower room
- Enclosed rear garden. Driveway and garage
- Attractive cul de sac location close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band B (87)

Council Tax and Service Charge

Band F. Service charge TBC.





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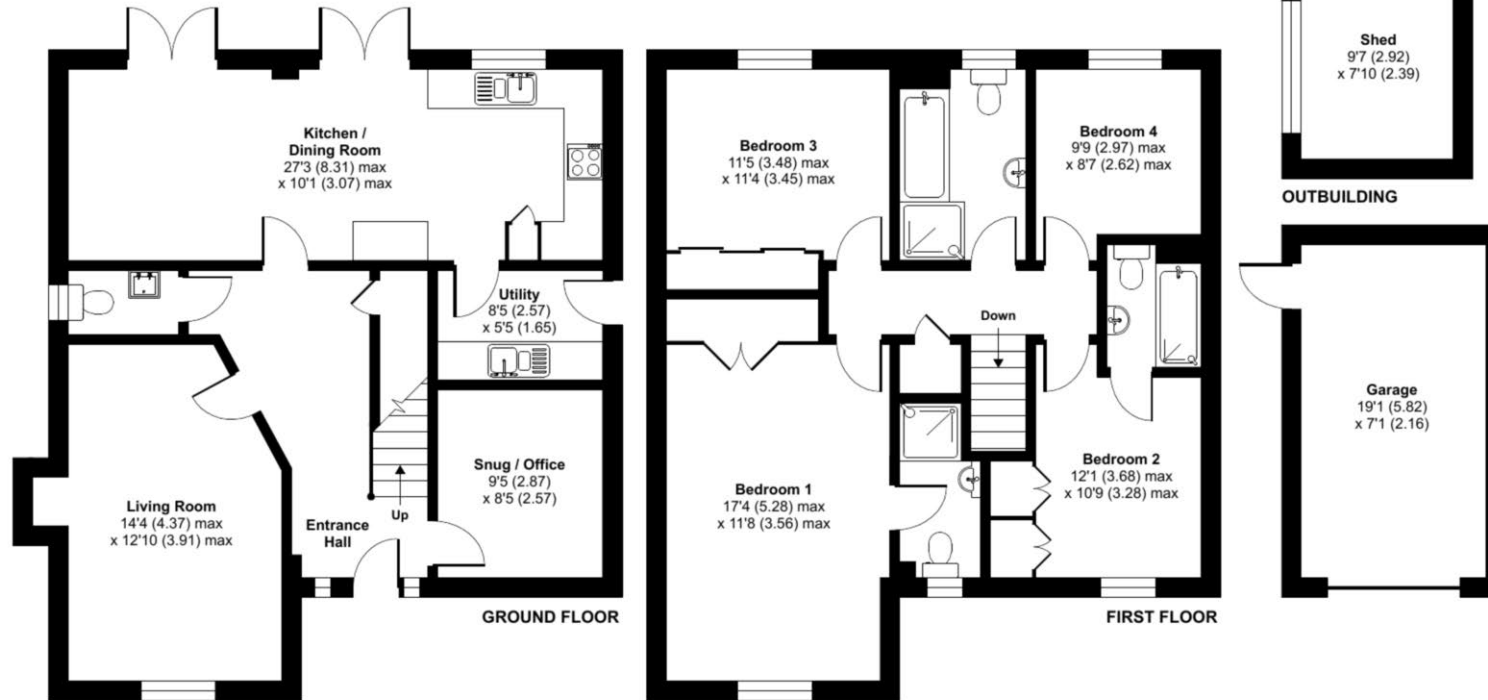
Approximate Area = 1560 sq ft / 144.9 sq m

Garage = 163 sq ft / 15.1 sq m

Shed = 75 sq ft / 7 sq m

Total = 1798 sq ft / 167 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1253905

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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