



Manor Cottage

Manor Lane, North Curry, Taunton, Somerset, TA3 6FA

James
Gray

ESTATE AGENTS

A beautifully presented link-detached period cottage, offering spacious accommodation of style and character with fully enclosed and well stocked garden, conveniently situated, close to the centre of this sought after conservation village.



Key features

- Entrance hall and cloakroom
- Sitting room with wood burning stove
- Family room with flagstone floor
- Large kitchen/dining room with Aga.
- Principal bedroom with en suite shower room
- 2 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Fully enclosed garden with gated driveway and garage
- Convenient location close to the centre of this conservation

Services

All mains services connected. Gas central heating

EPC rating

Band D (61)

Council tax

Band E





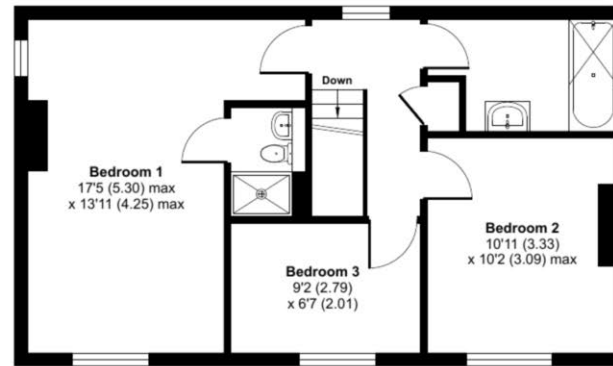
Manor Lane, North Curry, Taunton, TA3

Approximate Area = 1304 sq ft / 121.1 sq m

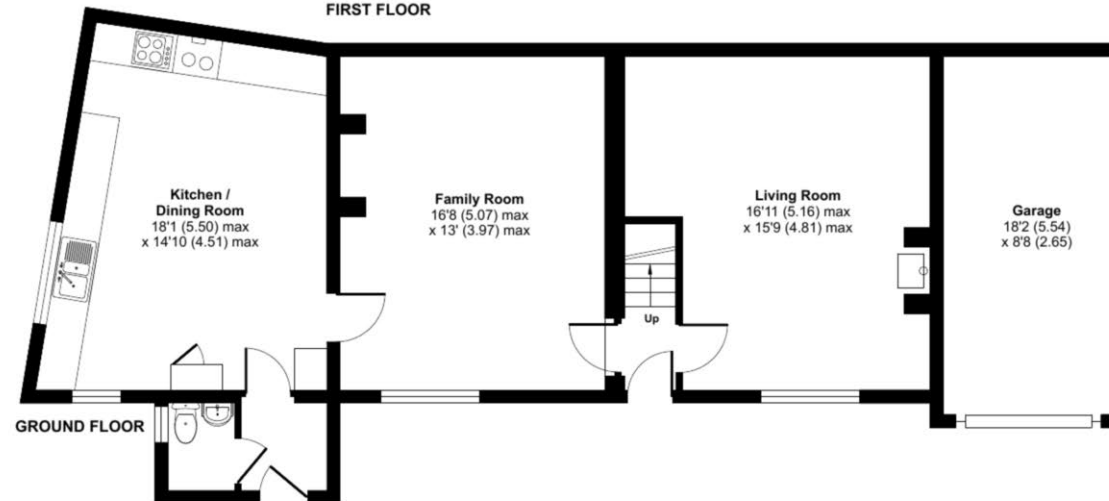
Garage = 158 sq ft / 14.6 sq m

Total = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Gray. REF: 1310439

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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