



61 Thurloxtton

Taunton, Somerset, TA2 8RH

**James
Gray**

ESTATE AGENTS

A beautifully presented and considerably improved attached period cottage of immense charm and character, in good sized gardens, adjoining farmland and attractively situated in this sought after village

 3  2  2

Key features

- Cross passage entrance hall.
- Double aspect sitting room with wood burning stove
- Beautifully appointed kitchen/dining room with French doors to rear garden
- Study and Cloakroom
- Garden room with bi-fold doors opening to rear garden and terrace
- 3 double bedrooms (one with en suite shower room)
- Family bath/shower room
- Large rear garden with paved terrace and lovely outlook over adjacent farmland
- Large driveway with ample parking
- Attractive location in this popular village set in the Quantock foothills

Services

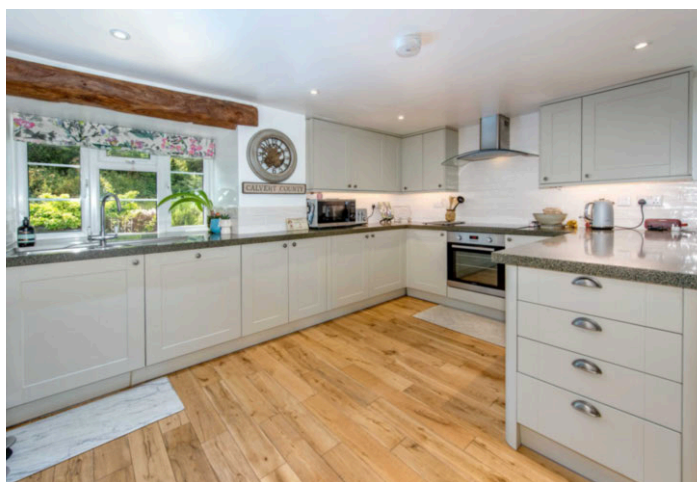
Mains water and electricity. Private drainage. Oil-fired central heating

EPC rating

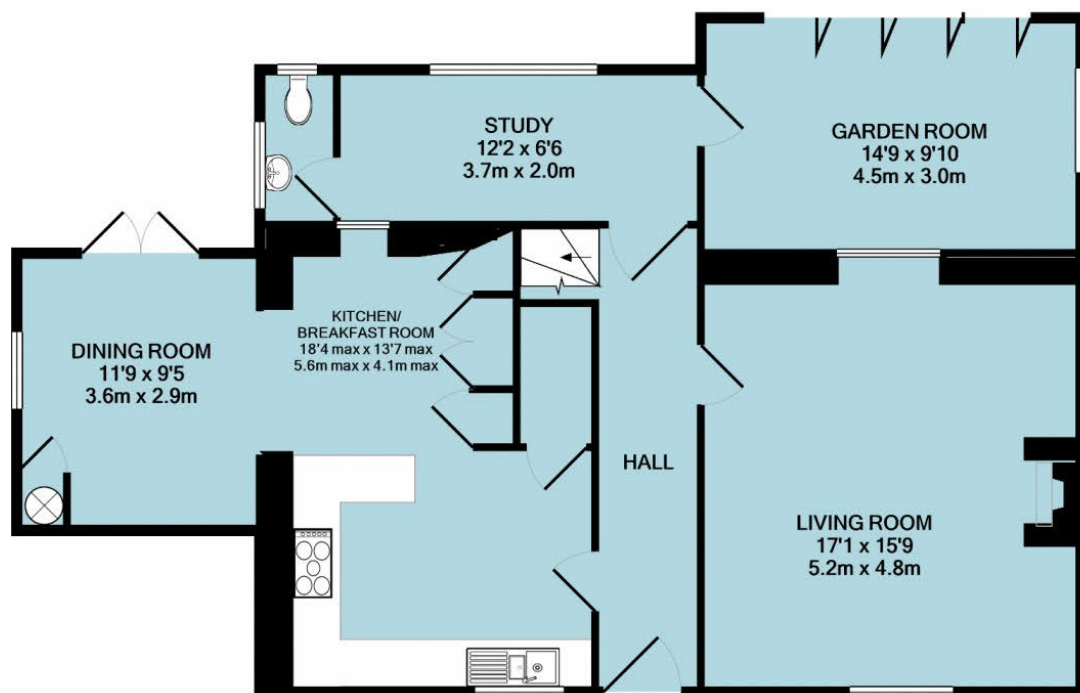
Band E (49)

Council tax

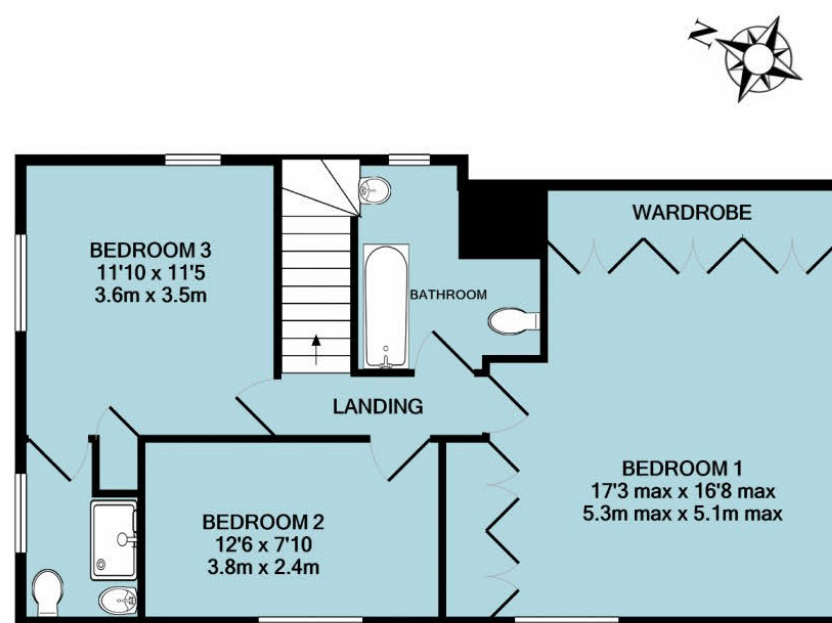
Band E







GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1648 SQ.FT. (153.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix

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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