



69 Thurloxtton

Taunton, Somerset, TA2 8RH

**James
Gray**

ESTATE AGENTS

A beautifully presented and substantially extended Victorian village house with long rear garden and substantial garage/workshop, enjoying an attractive location on the edge of this sought after village in the Quantock foothills.

 5  2  2

Key features

- Entrance hall
- Double aspect sitting room with wood burning stove
- Superb 25' triple aspect kitchen/dining room with double doors to rear garden
- Utility room
- Principal bedroom with en suite shower room and walk-in wardrobe
- 4 further bedrooms and family bath/shower room
- Long rear garden with paved terrace and lawn
- Kitchen garden area with raised beds and fruit trees
- Driveway parking and large double garage/workshop
- Sought after village with pub and church and conveniently situated between Taunton and Bridgwater

Services

Mains water and electricity. Private shared drainage. LP
Gas-fired central heating

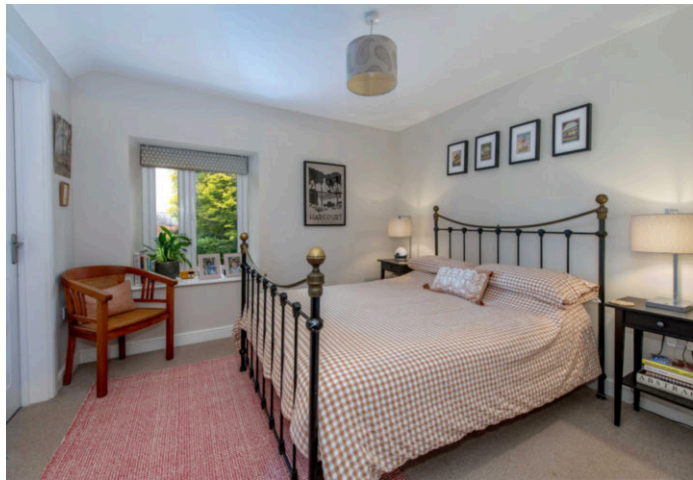
EPC rating

Band D (55)

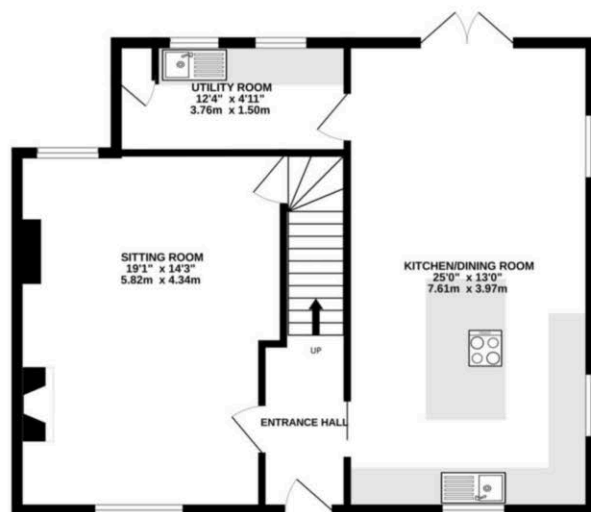
Council tax

Band B

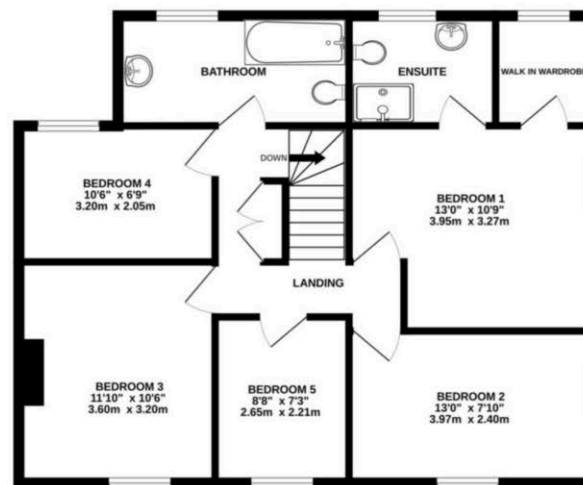




GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



GARAGE
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1464sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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