



13 Court Hill

Taunton, Somerset, TA1 4SX

James
Gray

ESTATE AGENTS

A beautifully presented semi-detached family home, occupying an attractive corner plot in a small cul de sac, close to good local amenities, Musgrove park hospital and within Castle school catchment. No onward chain



Key features

- Entrance hall and cloakroom
- Sitting room with feature fireplace
- Well fitted kitchen/dining room overlooking the rear garden
- Utility room/rear porch
- 3 bedrooms and family bath/shower room
- Gas central heating and double glazing
- Enclosed corner plot rear garden with lawn and paved terrace and side access
- Single garage and driveway parking
- Sought after location, with good school catchments and close to local amenities,
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band C (73)

Council tax

Band C





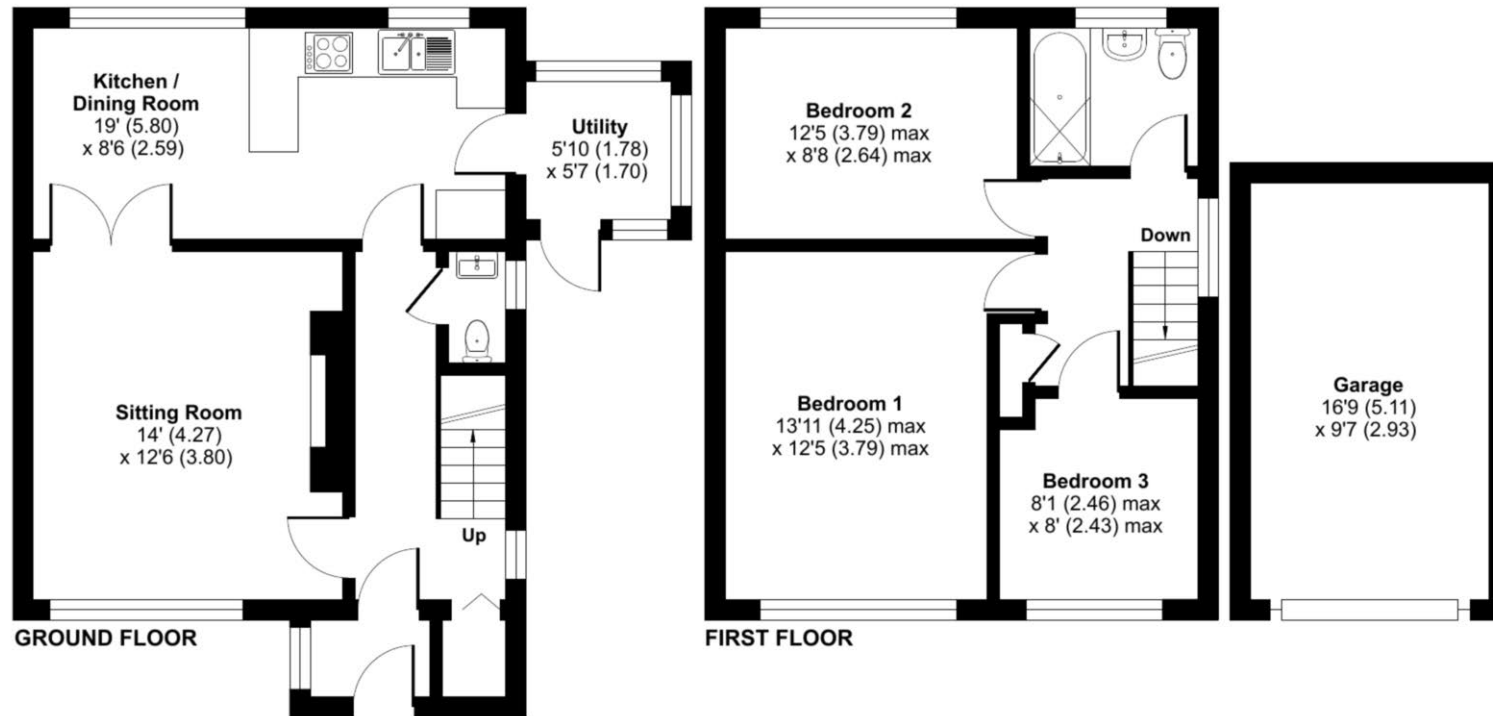
Court Hill, Taunton, TA1

Approximate Area = 913 sq ft / 84.8 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1074 sq ft / 99.7 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: 1371140

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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