



5 Quantock Rise

Kingston St Mary, Taunton, Somerset, TA2 8HJ

James
Gray

ESTATE AGENTS

A detached 4 bedroom chalet bungalow, offering scope for improvement, standing in large gardens of about 0.25 acre, in a private road, in the Quantock foothills, on the edge of this sought after village



Key features

- Entrance hall and cloakroom
- Large sitting room with patio doors to conservatory
- Dining room and side hall/study area
- Kitchen/breakfast room and utility room
- Principal bedroom with en suite shower room
- Guest bedroom with en suite shower room
- 2 further bedrooms and further shower room
- Large mature gardens. Garage with wide driveway providing ample parking
- Private 'no through' road with rural outlook
- Sought after village close to Taunton and Quantock hills

Services

All mains services connected. Gas central heating

EPC rating

Band C (72)

Council tax

Band F





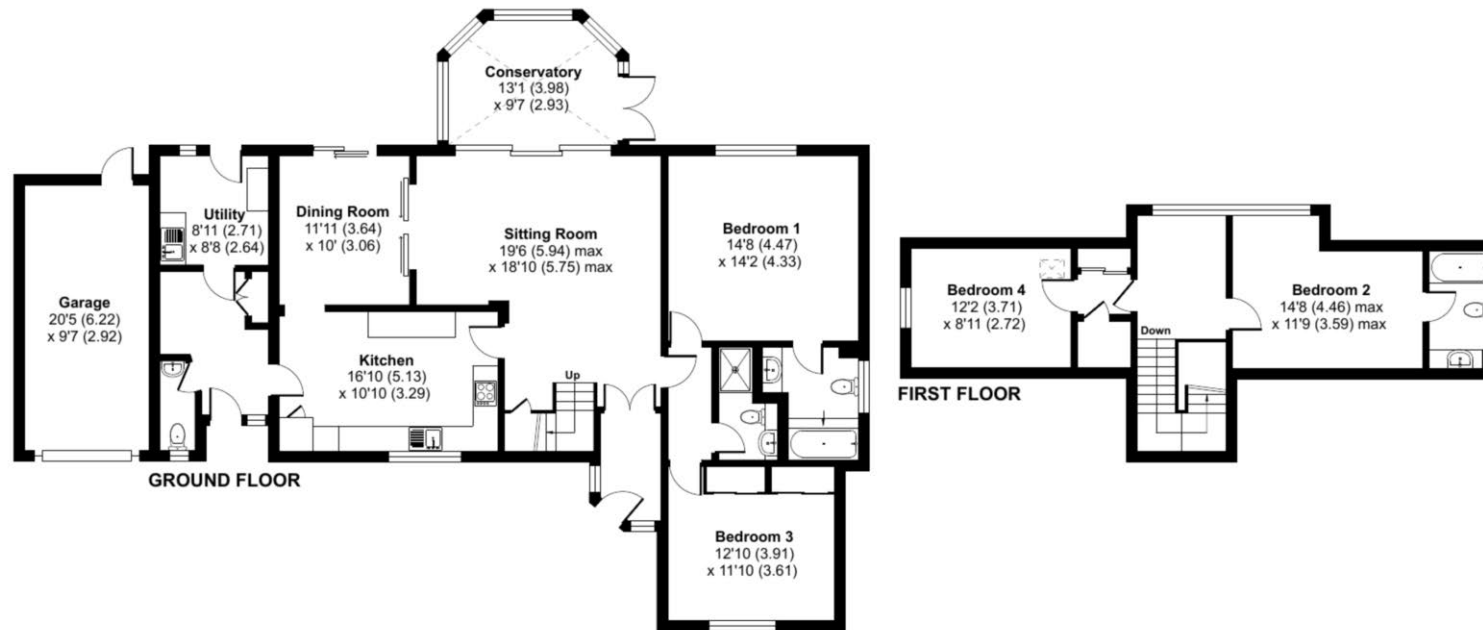
Quantock Rise, Kingston St. Mary, Taunton, TA2

Approximate Area = 2010 sq ft / 186.7 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1147049

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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