



**Wayside, Curland Taunton TA3 5BD**

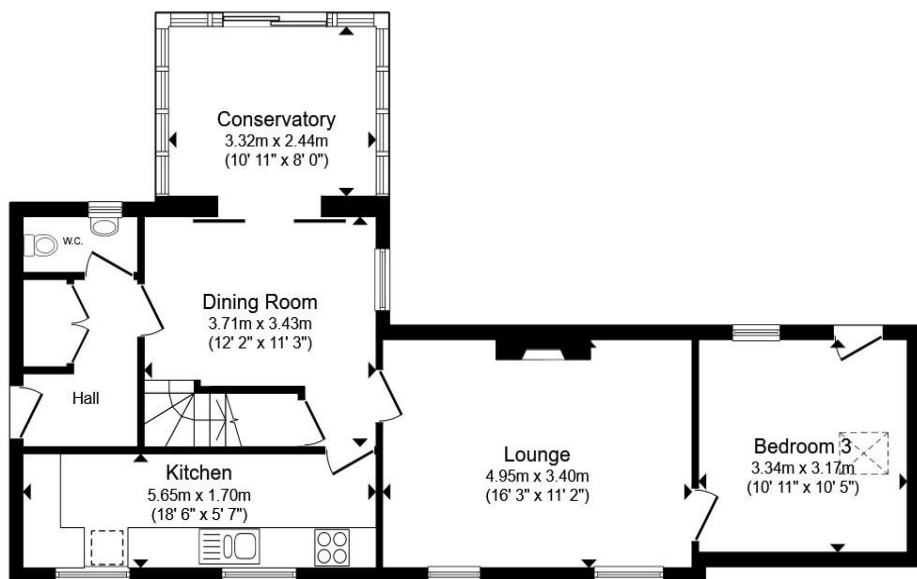


**welcome to**

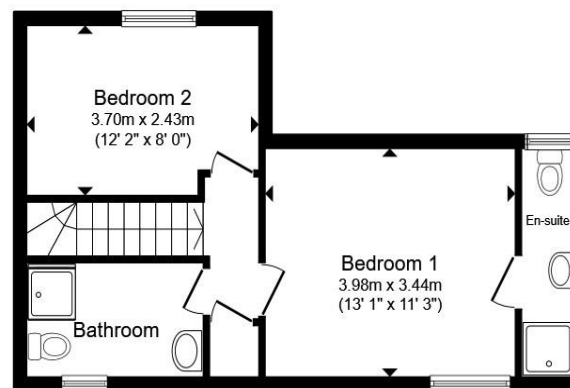
## **Wayside Curland, Curland Taunton**

Fox and Sons are privileged to bring to the market this three bedroom home in the quiet village of Curland, just a short drive from Taunton. With a spacious interior and large garden, we anticipate a high level of interest! Book now to avoid disappointment.





**Ground Floor**



**First Floor**

Total floor area 103.6 m<sup>2</sup> (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agents Note-Broadband source is from phone mast to in-house router via Government sponsored scheme for rural areas.**

**Entrance Hall**

**Cloakroom**

**Lounge**

16' 3" x 11' 2" ( 4.95m x 3.40m )

**Dining Room**

12' 2" x 11' 3" ( 3.71m x 3.43m )

**Reception Room 3/ Bedroom 3**

10' 11" x 10' 5" ( 3.33m x 3.17m )

**Kitchen**

18' 6" x 5' 7" ( 5.64m x 1.70m )

**Conservatory**

10' 11" x 8' ( 3.33m x 2.44m )

**First Floor Landing**

**Bedroom 1**

13' 1" x 11' 3" ( 3.99m x 3.43m )

**En Suite**

**Bedroom 2**

12' 2" x 8' ( 3.71m x 2.44m )

**Bathroom**

**Loft Space**

**Gardens**

**Workshop**

**Parking**

**Services-Sewerage digester plant in garden, typically 18 months intervals on service emptying. Bunded heating oil storage tank in garden with wireless connection to house with contents indicator.**

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## Wayside Curland, Curland Taunton

- Three Bedroom Detached House
- Two Reception Rooms
- Master Bedroom with En-Suite
- Desirable Village Location, backing onto fields.
- Conservatory

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

fixed price

**£430,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU109171](https://fox-and-sons.co.uk/Property/TAU109171)



Property Ref:  
TAU109171 - 0005

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fox & sons



**01823 286161**



[taunton@fox-and-sons.co.uk](mailto:taunton@fox-and-sons.co.uk)



52 East Street, TAUNTON, Somerset, TA1 3NA



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