



Wayside, Curland Taunton TA3 5BD

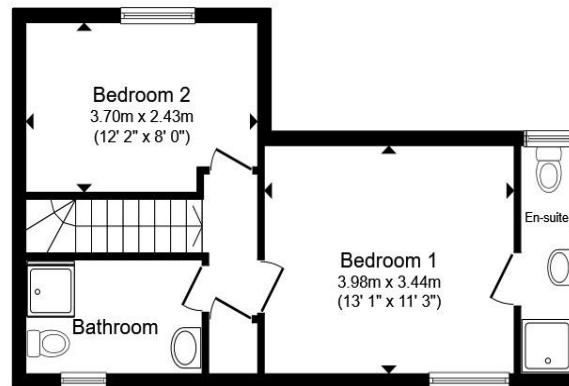
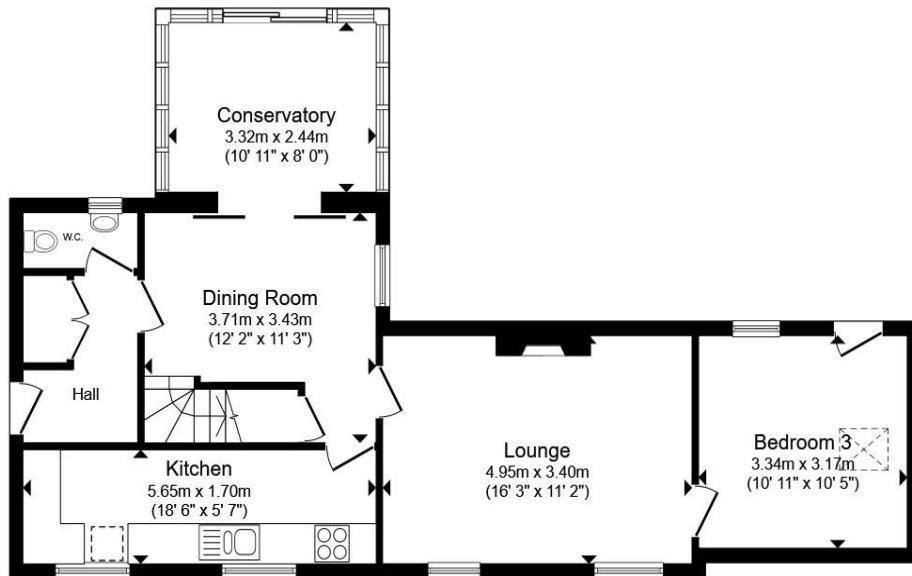


welcome to

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.





Total floor area 103.6 m² (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



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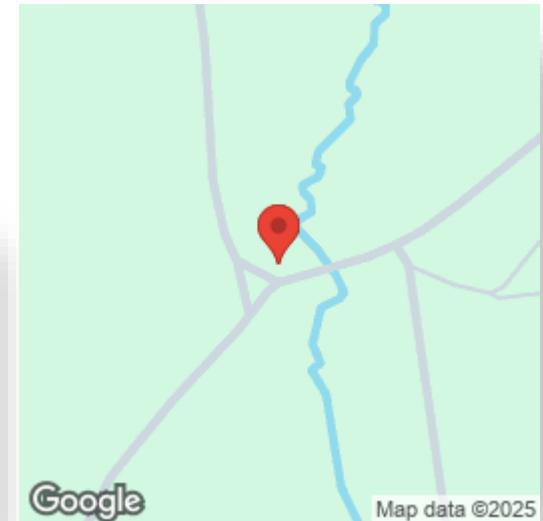
- Three Bedroom Detached House
- Two Reception Rooms
- Master Bedroom with En-Suite
- Desirable Village Location, backing onto fields.
- Conservatory

Tenure: Freehold EPC Rating: E

Council Tax Band: D

fixed price

£430,000



view this property online fox-and-sons.co.uk/Property/TAU109171

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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