





St James Court, White Street, North Curry, Taunton, TA3 6HL

Located in one of the most desirable villages near Taunton, this charming modern three-bedroom end-of-terrace home sits on a generous corner plot, boasting a larger-than-average rear garden. Spread across two floors, the accommodation features an inviting entrance hallway with a convenient cloakroom/WC to the left and a contemporary fitted kitchen to the right. At the rear of the property, a spacious lounge with French doors opens onto a patio area and the extensive rear garden. Upstairs, you'll find three bedrooms, with the main bedroom featuring an en suite shower room. There is also a family bathroom with a bathtub and overhead shower.

The property benefits from double glazing, gas central heating, and tasteful decoration throughout. Externally, the home offers a neatly maintained lawned garden with a flower bed border, along with two allocated off-road parking spaces. Side access from the front leads directly to the rear garden, which is enclosed by wooden panel fencing. The garden includes a dedicated area for wildlife and wildflowers, blending outdoor living with natural beauty. To truly appreciate this lovely home and its appealing location, a viewing is highly recommended.





Property Features

- Modern end of terrace house
- Generous corner plot with a larger than average garden
- 3 bedrooms
- 2 bathrooms and a cloakroom/WC
- Modern fitted kitchen
- Large lounge with French doors
- Double glazing and gas heating
- 2 allocated off road parking spaces
- Highly desirable and sought after village
- Well presented throughout

Tenure: Freehold

Tax band: C

Services: The property is connected to mains water, drainage, gas and electricity.

Property location What 3 Words [what3words:///motor.spirit.blink](#)

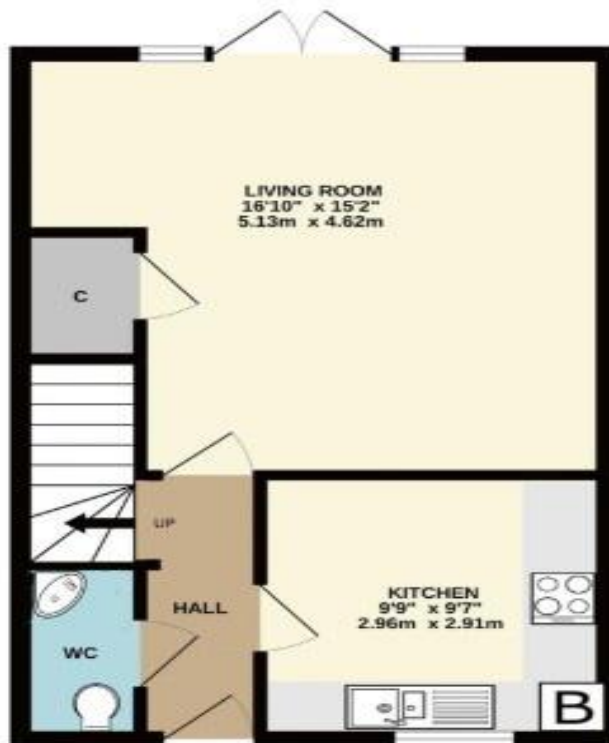
The Location

The village is well-served with community facilities situated within Somerset, West of Taunton. It boasts a primary school, health centre, playing field, cricket and football grounds, each equipped with their own pavilions. Other amenities include a village hall, public house, hairdresser, and a village store that also functions as a Post Office. At the village's core, Queen Square is complemented by a central green, a War Memorial, and a monument honouring Queen Victoria. North Curry is a vibrant community hub, hosting live music events, BBQs, a film club, and a flower show, among other activities.

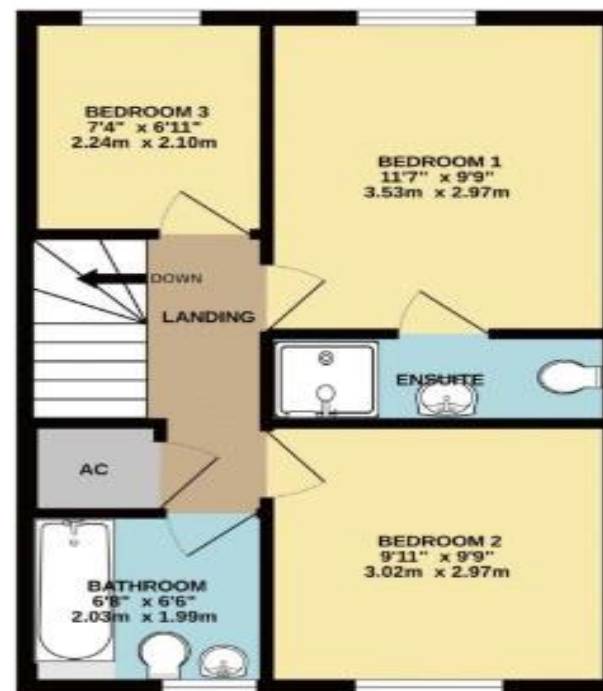


St James Court, White Street, North Curry, Taunton, TA3 6HL

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropac 5/2022

Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£359,500
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Superfast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, THREE, O2 VODAFONE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	Annual Public Liability Insurance shared between the 5 properties. £50.00 each