



## 7 Holway Hill

Taunton, Somerset, TA1 2HB

James  
Gray

ESTATE AGENTS



A charming and beautifully presented Victorian terraced house, occupying an attractive south-west facing location on this sought after private road, with parking for 2 cars and conveniently situated close to the town centre.



### Key features

- Entrance hall
- Sitting room with bay window and shutters
- Dining room with wood burning stove
- Kitchen/breakfast room with door to rear garden
- Well appointed bathroom
- 3 Bedrooms
- Gas central heating and double glazing
- Landscape rear garden with paved terrace and raised beds
- Parking area for 2 cars and further garden area with useful shed
- Sought after private road close to the town centre

### Services

All mains services connected. Gas fired central heating

### EPC

Band C (71)

### Council Tax

Band B





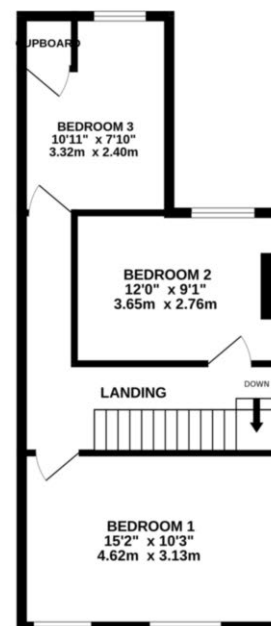




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1141sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix v20205



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.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426090 E: [sales@jamesgrayestateagents.com](mailto:sales@jamesgrayestateagents.com) W: [jamesgrayestateagents.com](http://jamesgrayestateagents.com)

James  
Gray

ESTATE AGENTS