



7 Kingston Court

Kingston St. Mary, Taunton, Somerset, TA2 8HT

James
Gray

ESTATE AGENTS

A beautifully presented detached home of charm and character, offering spacious, open plan living, with easily managed gardens and attractively situated on this sought after gated development within this popular Quantock hills village.



Key features

- Entrance Hall and cloakroom
- Large double aspect living room with sitting room and dining area with lantern and bi-fold doors to rear garden
- Well fitted modern kitchen
- Utility room and cloaks cupboard
- Principal bedroom with adjacent shower room
- 2 further bedrooms with en suite shower rooms
- Bedroom 4/Study and Family bath/shower room
- Enclosed low maintenance rear garden
- Garage and driveway with additional parking
- Sought after Quantock Hills village

Services

All mains connected. Gas fired central heating

EPC

C (79)

Council Tax

G





The property

This beautifully presented family home offers extremely well appointed accommodation of immense charm and character with spacious open plan living. The property offers well proportioned four bedroom accommodation arranged over three floors and has been designed to be as energy efficient as possible, with high levels of insulation including double glazing and under floor gas fired central heating.

The accommodation - Ground floor

Panelled reception hall with storage cupboard. Guest cloakroom. Sitting room of wonderful proportions and enjoying a southerly aspect and opening through to the dining area lit by a large double glazed lantern and with folding double glazed doors opening to the rear garden. The kitchen is comprehensively fitted with a range of custom built base and wall mounted units with a hand painted finish and incorporating granite work surfaces with inset one and a half bowl stainless steel sink unit, built in electric double oven and hob, dishwasher and fridge freezer, further larder style cupboard, peninsular breakfast bar forming an attractive divide between the kitchen and living areas. Utility room with a range of base and wall mounted custom built and hand painted units.

First floor

Bedroom 2 with walk in wardrobe and en suite shower room Bedroom 3 with en-suite shower room. Bedroom



4/study with two windows on the front elevation. Family bathroom. Second floor landing Principal bedroom, of lovely proportions and window on the south elevation with fitted window seat. Shower room.

Outside

The gardens have been designed for ease of maintenance. There is an area of paving providing an attractive dining out area and the remainder of the garden is laid to artificial lawn. A driveway gives access to the single garage.

Situation

This property occupies an attractive setting on this prestigious gated development. Kingston St Mary is a popular village which offers a thriving community with local amenities to include a highly regarded primary school, Church, village inn, village hall, playing field and garage. It stands at the foot of the Quantock Hills which have been designated an Area of Outstanding Natural Beauty and they provide miles of footpaths and bridleways. Taunton is about 3 ½ miles to the south and provides comprehensive facilities with, in addition to a good range of shops, excellent schools within both the state and independent sectors, a theatre, county cricket ground, racecourse and a main line rail link to London (Paddington). The M5 (J25) is accessed on the eastern side of town and close to this junction there is a large out of town shopping and leisure complex.



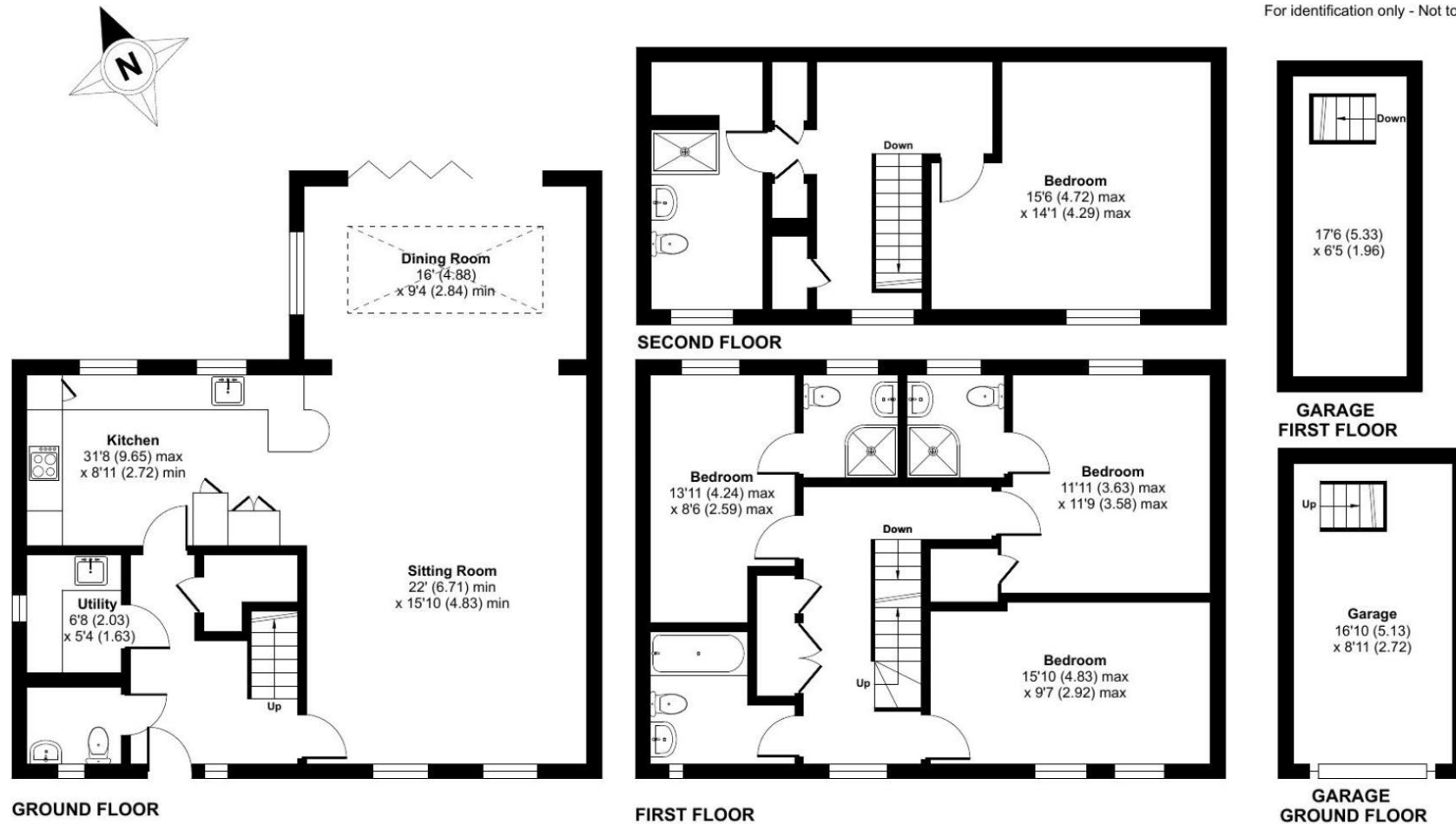
7 Kingston Court, Kingston St. Mary, Taunton, TA2 8HT

Approximate Area = 2007 sq ft / 186.4 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 2271 sq ft / 210.9 sq m

For identification only - Not to scale



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 W: jamesgrayestateagents.com

James
Gray

ESTATE AGENTS