



12 Portmans

North Curry, Taunton, Somerset, TA3 6NL

James
Gray

ESTATE AGENTS

A beautifully presented and much improved semi-detached home with a good-sized corner plot garden and ample off-road parking and enjoying a delightful cul de sac location close to the centre of this ever popular village



Key features

- Entrance hall and cloakroom
- Living room with 2 windows on the front elevation
- Modern and well fitted kitchen/dining room with door to rear entrance porch
- Conservatory
- 4 bedrooms and shower room
- Gas central heating and double glazing
- Enclosed corner plot rear garden with pedestrian door to single garage
- Ample off-road parking
- Attractive cul de sac location close to good local amenities
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band C (75)

Council tax

Band D





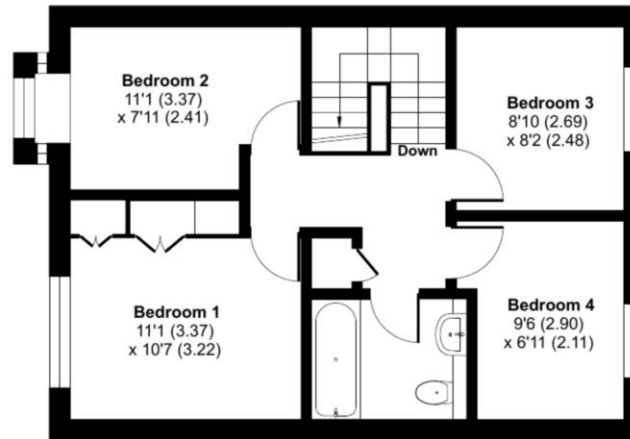
Portmans, North Curry, Taunton, TA3

Approximate Area = 1122 sq ft / 104.2 sq m

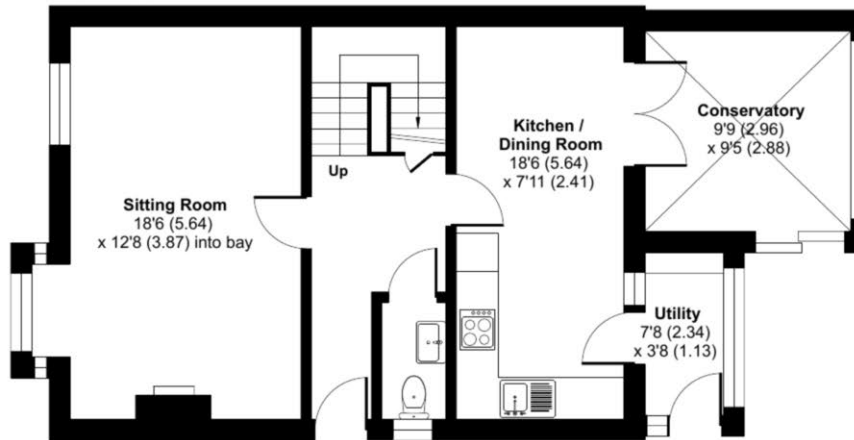
Garage = 129 sq ft / 11.9 sq m

Total = 1251 sq ft / 116.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1485914

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.

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