



19 Longs Field

North Curry, Taunton, Somerset, TA3 6NN

James
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ESTATE AGENTS

A beautifully presented and much improved detached family home, offering spacious accommodation and occupying an attractive cul de sac location on this popular development, close to the centre of this sought after conservation village

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Key features

- Entrance hall and cloakroom
- Double aspect sitting room
- Garden room with doors to rear garden
- Study/snug
- Large and well appointed kitchen/dining room with bi-fold doors to rear garden. Utility room
- Principal bedroom with en suite shower room and built-in wardrobes
- 3 further double bedrooms and family bath/shower room
- Gas central heating and double glazing
- Enclosed rear garden with hardwood decking, lawn and gazebo. Driveway and double garage
- Attractive cul de sac location on the edge of this sought after village, but close to good local amenities

Services

All mains services connected. Gas central heating

EPC rating

Band D (65)

Council tax

Band G





The property

This beautifully presented and much improved detached family home offers spacious and well appointed accommodation. It enjoys an attractive cul de sac location, close to the centre of this sought after conservation village. The property has been updated and improved and most notably the owners have created a superb kitchen/dining room with bi-fold doors opening directly to the rear garden. The property is double glazed and has gas-fired central heating.

The accommodation

A large welcoming reception hall affords access to all the main rooms and stairs rise to a spacious galleried landing. The sitting room enjoys a double aspect with feature fireplace with inset gas fire and double doors open to the garden room, affording a lovely outlook over the rear garden. There is also a very useful study/snug. The kitchen/family room is very much the heart of the house and is well appointed and has bi-fold doors opening to an area of hardwood decking, ideal for alfresco dining. There is a separate utility room and cloakroom.



First floor

The principal bedroom has built in wardrobes and an en suite shower room. There are 3 further double bedrooms and a family bath/shower room.



Outside

The property is approached from the cul de sac over a paved driveway giving access to the double garage and pathway to the entrance porch.

Adjacent to the garage is an area of lawn bounded by hedging and with potential to create a kitchen garden area. A side gate gives access to the rear garden which has been attractively landscaped and includes lawn, decking and a gazebo with gravelled seating area. The garden includes numerous shrubs and is enclosed by hedging and fencing.

Situation

The property enjoys an attractive location in this small cul sac with central green, on the fringe of this sought after conservation village. It is within walking distance of the centre of this popular village which offers many amenities including a shop and post office, pub, primary school, health centre, coffee shop, cricket pitch, hair dressers and village hall. Taunton, the county town of Somerset is about 6 miles away and on the outskirts of the town can be found junction 25 of the M5 motorway.





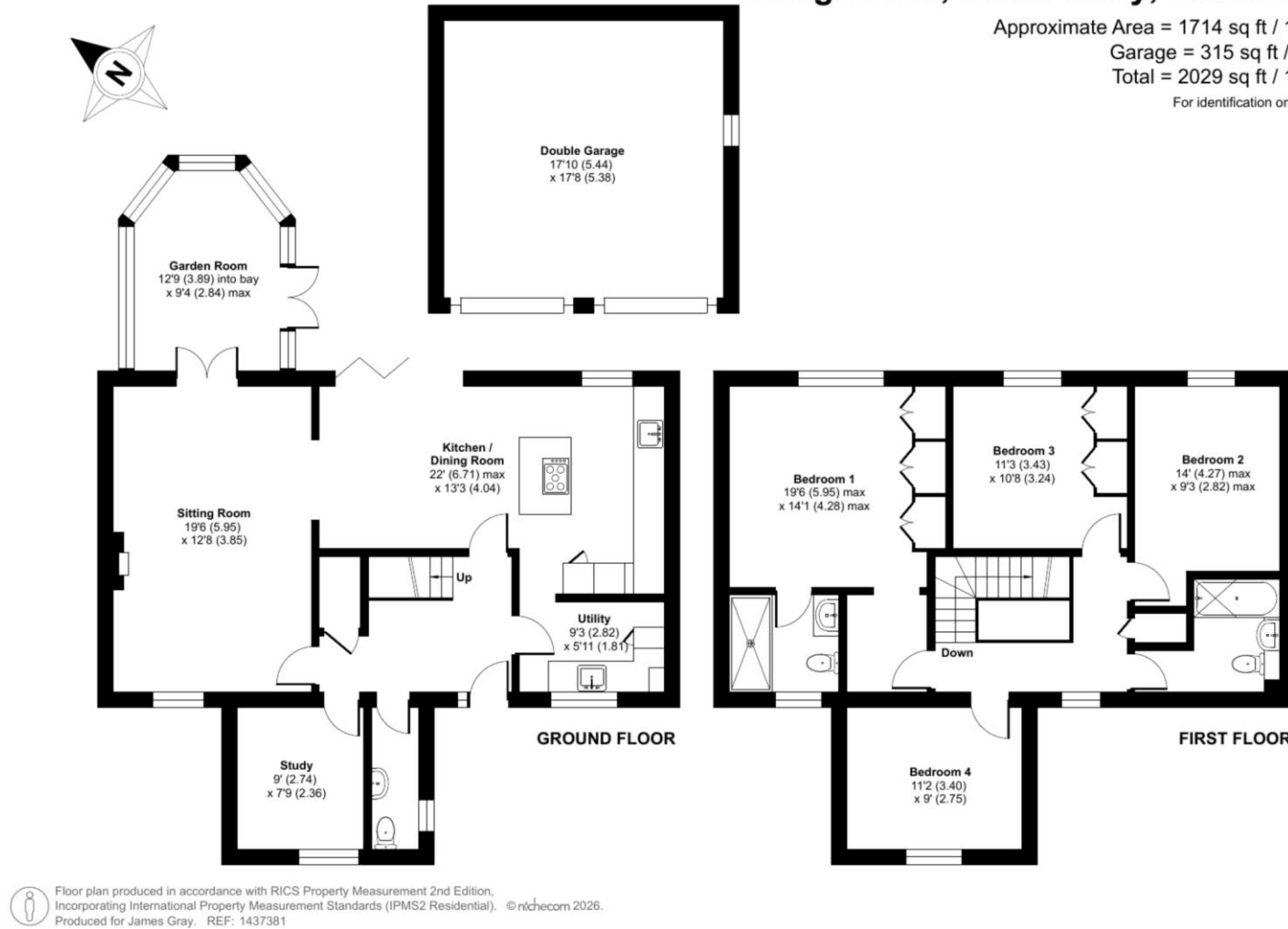
Longs Field, North Curry, Taunton, TA3

Approximate Area = 1714 sq ft / 159.2 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 2029 sq ft / 188.4 sq m

For identification only - Not to scale



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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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