

4
White Street | North Curry | Taunton | TA3 6HL

Asking Price £340,000

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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, in a small cul-de-sac and boasts a larger than average size 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. 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.

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.

Living Room
16'10" x 15'2" (5.13m x 4.62m)
This spacious living room features light wood flooring that complements the neutral walls, creating a warm and inviting atmosphere. Large patio doors open to the garden, flooding the room with natural light and offering seamless indoor-outdoor living. The room comfortably accommodates both a sitting area with sofas and a dining space with a wooden table and chairs, making it a versatile area for relaxation and entertaining.

Kitchen
9'9" x 9'7" (2.96m x 2.91m)
The kitchen is fitted with cream shaker-style cabinets paired with grey tiled splashbacks and a cheerful yellow painted wall. It includes integrated appliances such as a double oven and gas hob, with ample worktop space and a sink positioned under a window that provides a pleasant outlook. The tiled floor adds practicality and a clean finish to the space, which also features a door leading to the hall and possibly utility storage.

Bedroom 1
11'7" x 9'9" (3.53m x 2.97m)
Bedroom 1 is a comfortable double room, carpeted for added warmth and featuring neutral walls that reflect natural light from the window. The room benefits from an ensuite bathroom, accessed through a wooden door, providing privacy and convenience. The simple, uncluttered layout allows for ample bedroom furniture and personal touches.

Bedroom 2
9'11" x 9'9" (3.02m x 2.97m)
Bedroom 2 is another double bedroom with carpeted flooring and neutral decor, providing a calm and restful space. A window allows plenty of natural light to brighten the room, which is well-suited for a bed and additional bedroom furniture, such as wardrobes or a chest of drawers.







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Bedroom 3
7'4" x 6'11" (2.24m x 2.10m)
Bedroom 3 is ideal as a child's bedroom, guest room or a home office. It features carpeted flooring and a window that brings in natural daylight, creating a cosy and practical space.

Bathroom
6'8" x 6'6" (2.03m x 1.99m)
The bathroom is fully tiled in a neutral palette, featuring a bath with a glass screen, a toilet, and a pedestal basin. A small window provides ventilation and natural light, making it both functional and inviting.

Ensuite
The ensuite shower room, adjoining Bedroom 1, is fully tiled and fitted with a modern shower cubicle, a compact basin and a toilet. Its neutral tones and sleek fixtures create a contemporary and practical space.

Rear Garden
The garden is a generous, enclosed space with a lawn bordered by wooden fencing and mature trees and shrubs providing privacy. A paved patio area is perfect for outdoor dining and relaxing, with ample room for gardening or play.

Material Information
Part A Material Information
Council Tax: C
Tenure: Freehold

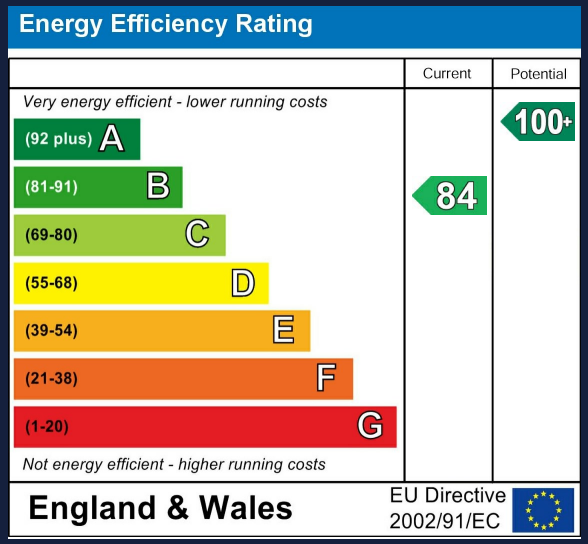
Part B Material Information
Water: Mains
Heating: Gas Mains
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: https://checker.ofcom.org.uk/ - Internet connection: Fttc
Mobile coverage: https://www.ofcom.org.uk/mobile-coverage-checker
Parking: double driveway
Construction: Brick with a tiled roof

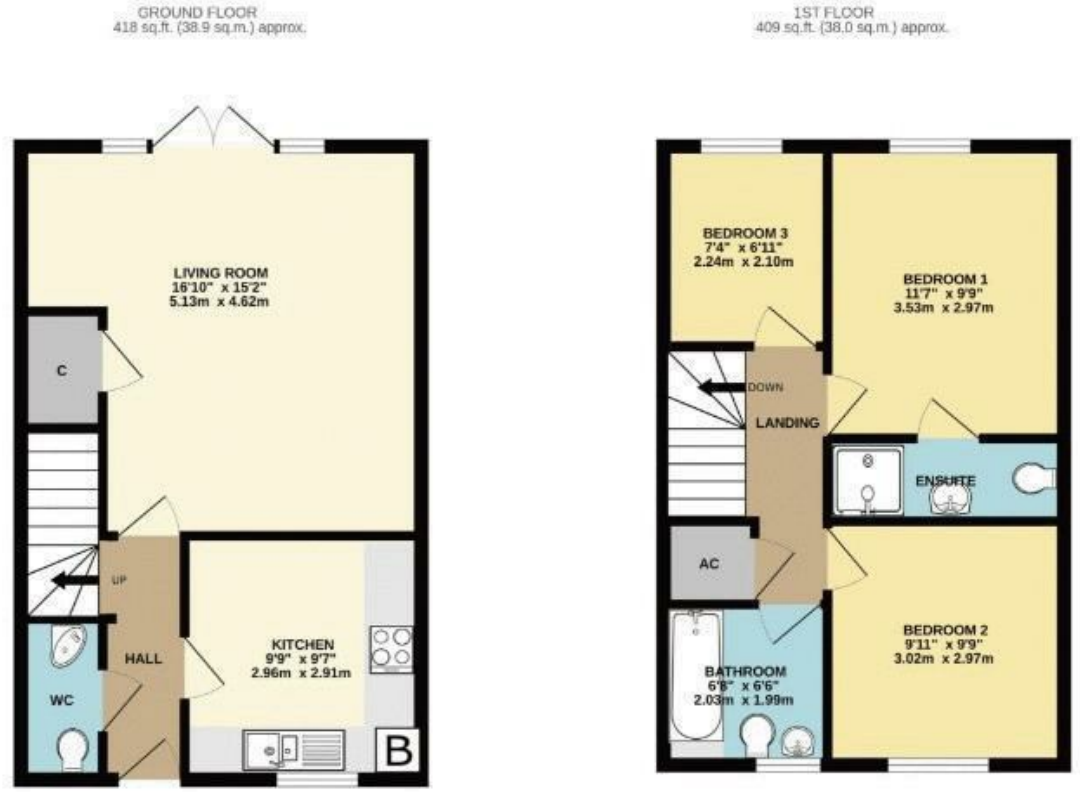
Part C
Flood & erosion risk https: //www.gov.uk/check-long-term-flood-risk
Planning N/A
Building safety N/A
Restrictions N/A
Rights and easements - Ransom strip to one side of plot (please ask agent for more information).
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A

Disclaimer
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 £30 + VAT (£36) 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.









Council Tax Band **C** EPC Rating **B**

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