



2 Kingston Court

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

James
Gray

ESTATE AGENTS

A beautifully appointed attached home of character and style, offering spacious accommodation and attractively situated on this gated development in the centre of this sought after Quantock Hills village



Key features

- Panelled entrance hall. Cloakroom
- Sitting room with hardwood flooring, open fireplace and doors to the rear garden
- Panelled dining room
- Well appointed and custom built kitchen with built-in appliances
- Spacious landing with hard wood flooring and exposed beams
- Principal bedroom with en suite shower room
- 2 further bedrooms and family bath/shower room
- Underfloor gas-fired central heating and double glazing
- Single garage with loft storage and additional driveway parking
- Sought after Quantock Hills village

Services

All mains connected. Gas-fired underfloor central heating

EPC

Band C (76)

Council tax and Service charge

Band F. Service charge to be confirmed





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Approximate Area = 1280 sq ft / 118.9 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



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: 1520121

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 £125.00 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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