



2 Alpha Cottages

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

James
Gray

ESTATE AGENTS

A well presented mid-terrace character cottage with garage and parking, occupying an attractive location in the centre of this sought after Quantock Hills village. No onward chain



Key features

- Entrance lobby
- Living room with bay window and fireplace with wood burning stove
- Kitchen with understairs recess and cupboard. Door to rear
- Bedroom 1 with built in wardrobes and cupboards
- Second double bedroom with views to the front
- Shower room
- Gas central heating and part double glazed
- Front garden with covered seating area and separate fenced garden with lawn and apple tree
- Garage situated in a nearby block
- Attractive location close to all village amenities

Services

All mains services connected. Gas central heating

EPC rating

Band D (63)

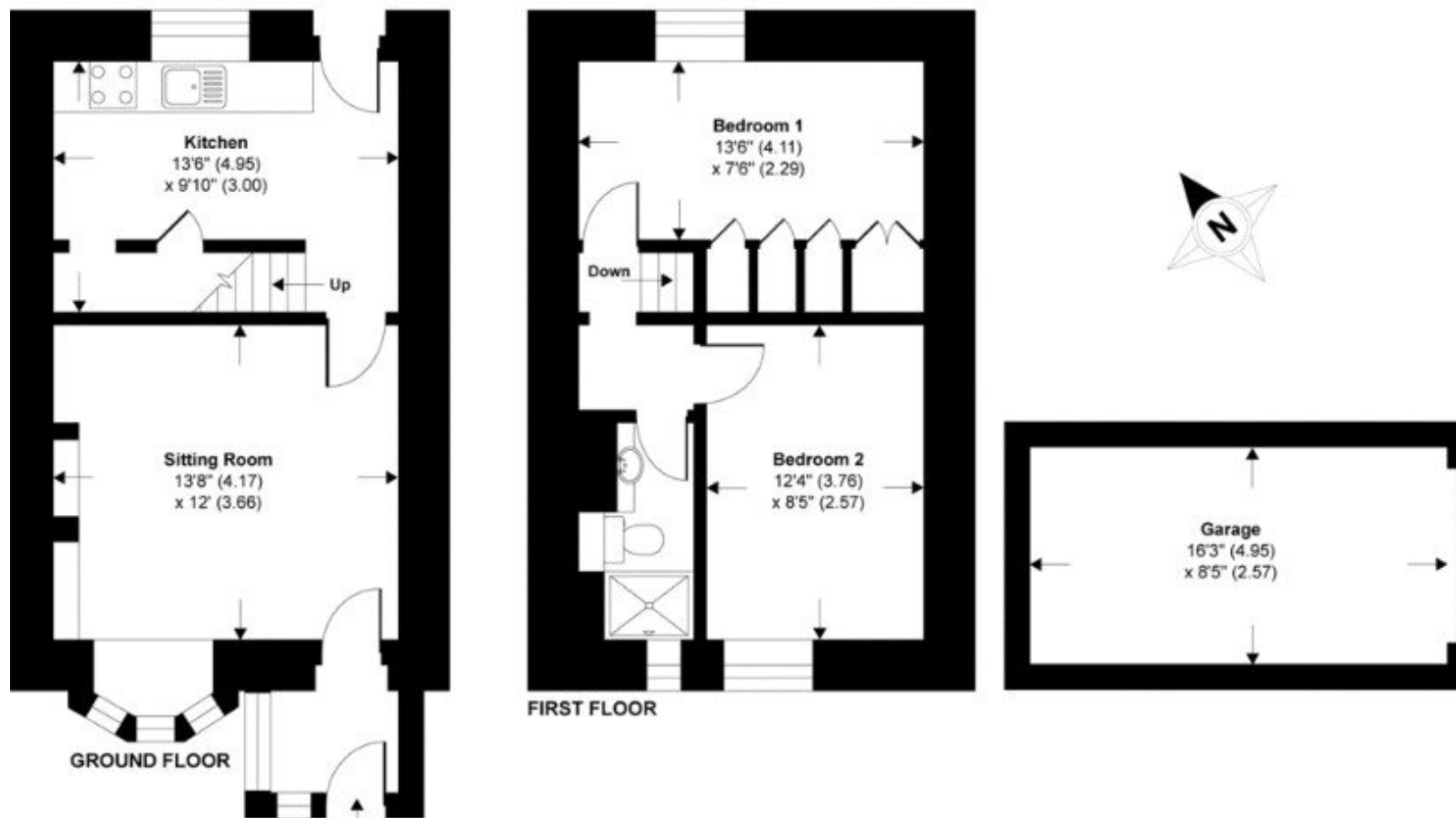
Council tax

Band C





Alpha Cottages, Kingston St. Mary, Taunton, TA2



TOTAL GROSS INTERNAL FLOOR AREA 784 SQ FT 72.8 SQ METRES (INCLUDES GARAGE)

MAIN HOUSE INTERNAL FLOOR AREA 646 SQ FT 60 SQ METRES

GARAGE INTERNAL FLOOR AREA 138 SQ FT 12.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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