



12 Cornish Close

Taunton, Somerset, TA1 3FX

James
Gray

ESTATE AGENTS

A beautifully appointed Summerfield detached home, presented in excellent order throughout with many upgrades and enjoying a delightful cul de sac location, with an open outlook over amenity land, on the sought after Killams development.



Key features

- Entrance hall and Cloakroom
- Sitting room with attractive open outlook over open amenity land
- Beautifully appointed kitchen/dining room with built-in appliances and double doors opening to the west facing rear garden
- Principal bedroom with built in wardorbe and en suite shower room
- 2 further double bedrooms and a family bath/shower room
- Gas central heating and double glazing
- Landscaped west facing rear garden with large terrace and artificial lawn
- Single garage and driveway parking
- Attractive cul de sac location close to good local amenities and readily accessible to Taunton town centre

Services

All mains services connected. Gas central heating

EPC rating

Band B (84)

Council tax and Service charge

Band E Service charge 1/1/26 - 31/12/26 £200

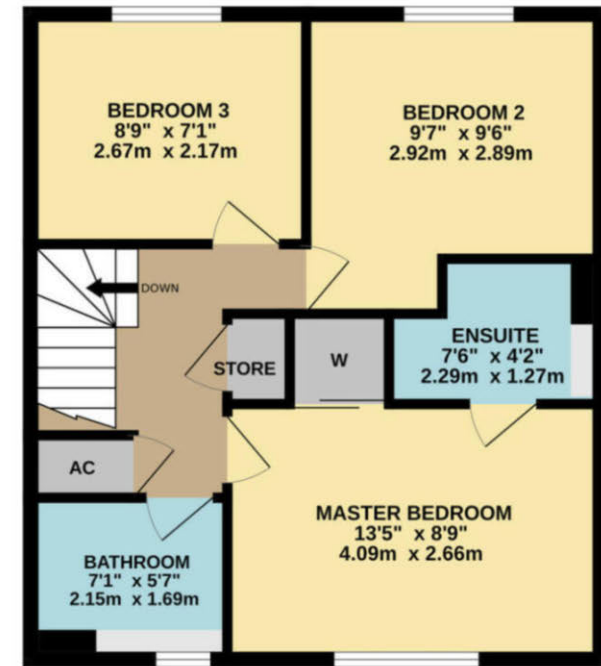




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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