



4 Cabot Court

Stanley, Close, Taunton, Somerset, TA2 6UZ

James
Gray

ESTATE AGENTS

A modern end-terrace house with low maintenance rear garden with side access, off-road parking for 2 cars and enjoying an attractive cul de sac location on the northern edge of Taunton. No onward chain



Key features

- Large open plan and double aspect kitchen/living room with doors to rear garden
- Ground floor cloakroom
- 3 bedrooms and bath/shower room
- Gas central heating and double glazing
- Low maintenance rear garden with paving and gravel and useful garden shed
- Driveway parking for 2 cars
- Attractive cul de sac location on the Northern edge of Taunton
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

C (78)

Council tax and Service charge

Band C







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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