



15 Longs Field

North Curry, Taunton, Somerset, TA3 6NN

James
Gray

ESTATE AGENTS

A detached house enjoying an attractive location with west facing gardens and overlooking open amenity land and within walking distance of the centre of this sought after village.

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Key features

- Entrance Hall and cloakroom
- Sitting room with doors to west facing garden
- Kitchen/dining room with door to rear garden
- Principle bedroom with en suite shower room
- 2 further bedrooms and family bathroom
- Gas central heating and double glazing
- Enclosed garden with pedestrian door to single garage
- Sought after location close to good local amenities

Services

All mains connected. Gas fired central heating

EPC

D (64)

Council Tax

E







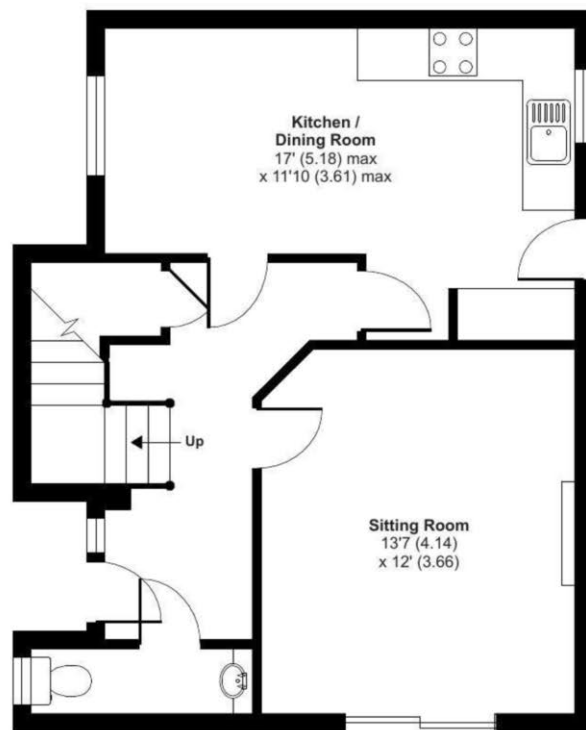
Longs Field, North Curry, Taunton, TA3

Approximate Area = 999 sq ft / 92.8 sq m

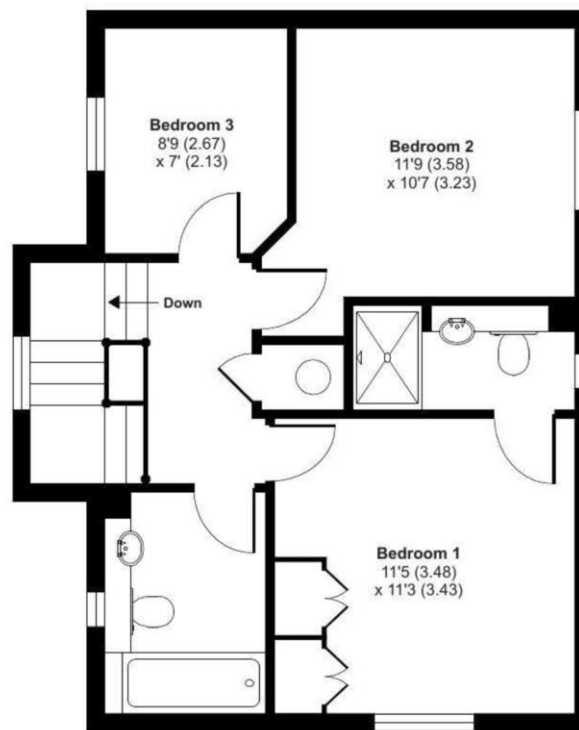
Garage = 152 sq ft / 14.1 sq m

Total = 1151 sq ft / 106.9 sq m

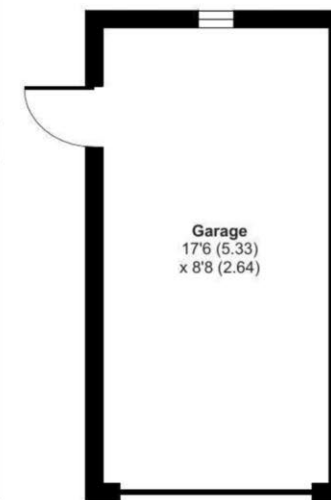
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
17'6" (5.33)
x 8'8" (2.64)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for James Gray. REF: 912301

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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