



9 Southfield Close

Taunton, Somerset, TA2 7RE

**James
Gray**

ESTATE AGENTS

A semi-detached 4 bedroom home with generous and well stocked south facing garden, with garage and ample driveway parking, enjoying an attractive cul de sac location on the northern fringes of Taunton.



Key features

- Entrance hall and cloakroom
- Sitting room
- Kitchen/breakfast room with outlook over rear garden
- Dining room with sliding door to rear garden
- Covered way
- 4 bedrooms and shower room
- Gas central heating and double glazing
- Generous rear garden with southerly aspect and large greenhouse
- Garage and ample driveway parking
- No onward chain

Services

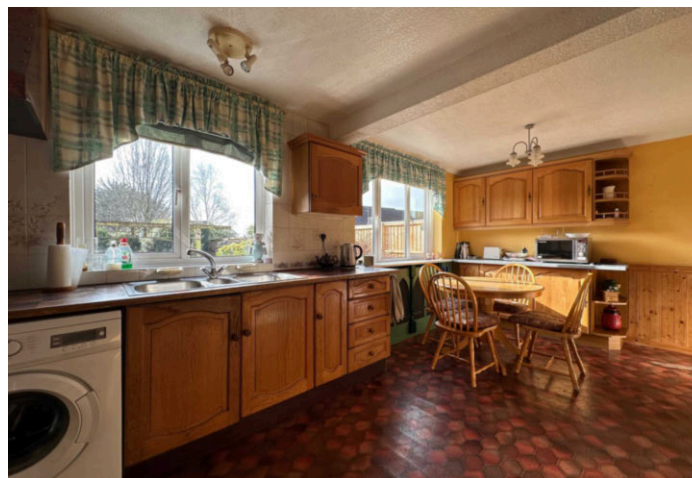
All mains services connected.

EPC rating

Band D (64)

Council Tax and Outgoings

Council Tax Band C





Southfield Close, Taunton, TA2

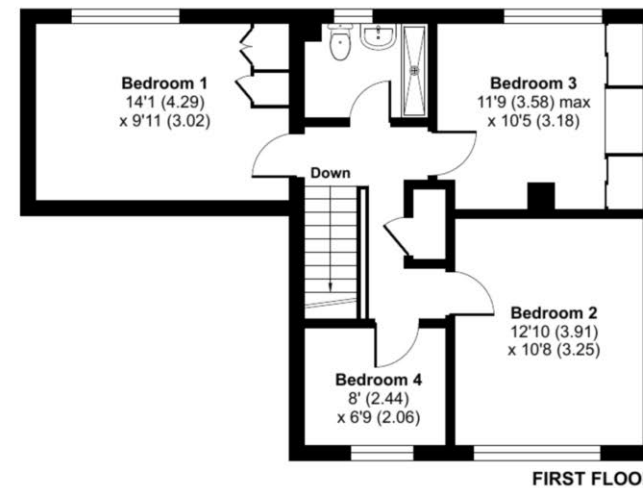
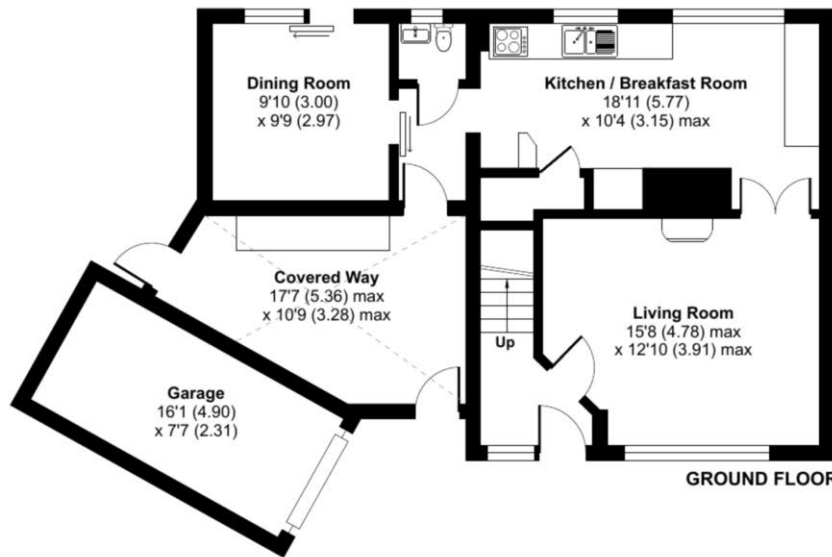
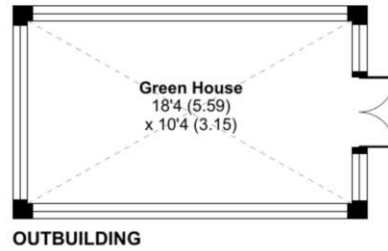
Approximate Area = 1391 sq ft / 129.2 sq m (includes Covered Way)

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1703 sq ft / 158.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1073863

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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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