



**10 Stansell Road**

Taunton, Somerset, TA1 3GG

**James  
Gray**

ESTATE AGENTS



A well presented semi-detached Summerfield built home, attractively situated on this sought after development with enclosed rear garden, garage and driveway parking for 2 cars

 3  1  2

### Key features

- Entrance Hall and cloakroom
- Sitting room
- Kitchen/dining room with doors to the rear garden
- Bedroom 1 with en suite shower room
- Two further bedrooms
- Family bath/shower room
- Gas central heating and double glazing
- Enclosed rear garden with paved terrace
- Detached garage and driveway parking
- Sought after Killams Park development on the southern fringe of Taunton

### Services

All mains services connected. Gas fired central heating

### EPC

Band B (84)

### Outgoings and Council Tax

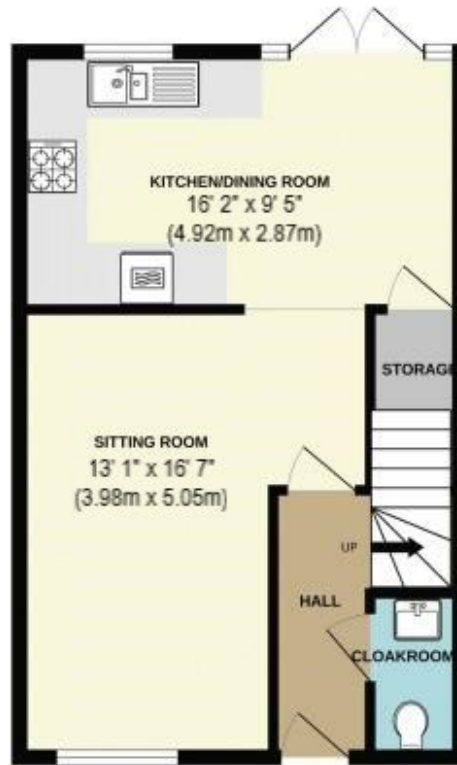
Service charge £200 p.a. Council Tax Band C







GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

While 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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Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN  
T: 01823 426 090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

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Gray

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