



Wisteria Cottage

Stoke St. Gregory, Taunton, Somerset, TA3 6JG

James
Gray

ESTATE AGENTS

A semi-detached period cottage offering spacious and flexible accommodation with self-contained annexe, ideal for a dependent relative, with well stocked garden, attractively situated on the edge of this sought after village



Key features

- Entrance hall
- Sitting room and Dining room/Study
- Kitchen/breakfast room with direct access to rear garden
- 2 bedrooms and bathroom
- Annexe with large open plan living room with kitchenette
- Family room/bedroom 4
- Large double bedroom and bathroom
- Well stocked mature garden
- Off-road parking
- Sought after village

Services

Mains electric, water and drainage. Oil fired heating

EPC

Band D (54)

Council Tax

D

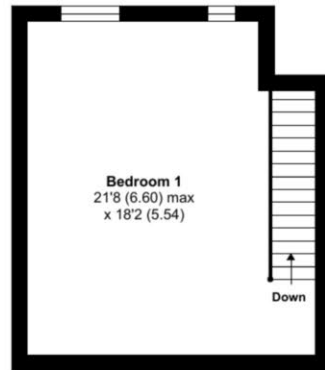




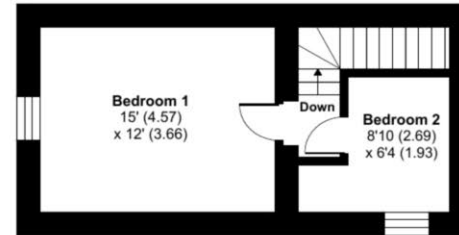
Wisteria Cottage, Stoke St. Gregory, Taunton, TA3

Approximate Area = 2160 sq ft / 200.7 sq m

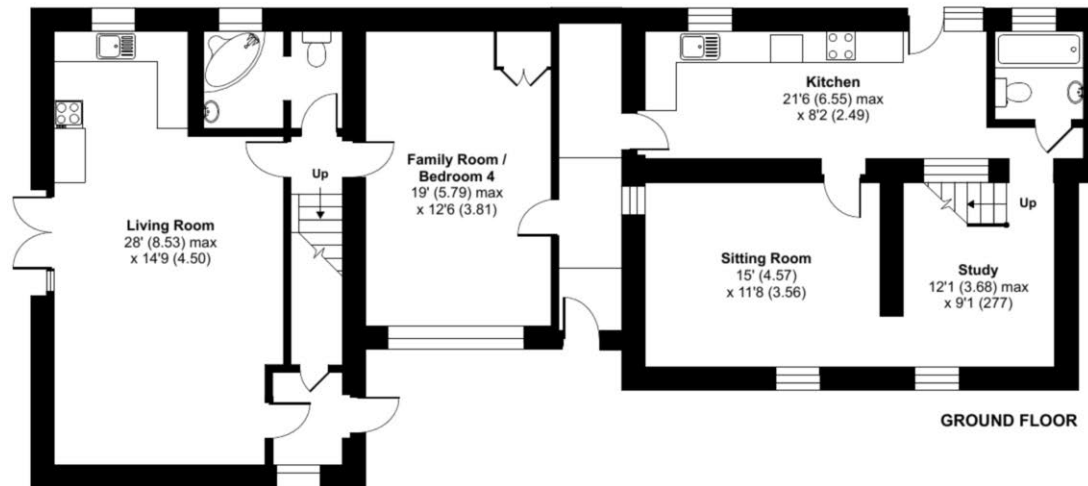
For identification only - Not to scale



FIRST FLOOR 2



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2023. Produced for James Gray. REF: 1046728

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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