



2 Pyrland Gate Cottages

Nailsbourne, Taunton, Somerset, TA2 8AA

James
Gray

ESTATE AGENTS

A handsome double fronted Georgian house providing spacious and beautifully appointed accommodation, backing on to open farmland and conveniently situated close to the Quantock hills and Taunton.



Key features

- Entrance hall and cloakroom
- Sitting room with wood burning stove and lovely westerly aspect
- Dining room with wood burning stove and westerly aspect
- Well fitted kitchen/breakfast room with doors to rear courtyard and views over open farmland
- 3 double bedrooms and bath/shower room
- Useful attic space
- Courtyard garden and further detached garden with ample parking and garage
- Convenient location close to Kingston St Mary, Taunton and railway station

Services

All mains services connected. Gas central heating

EPC rating

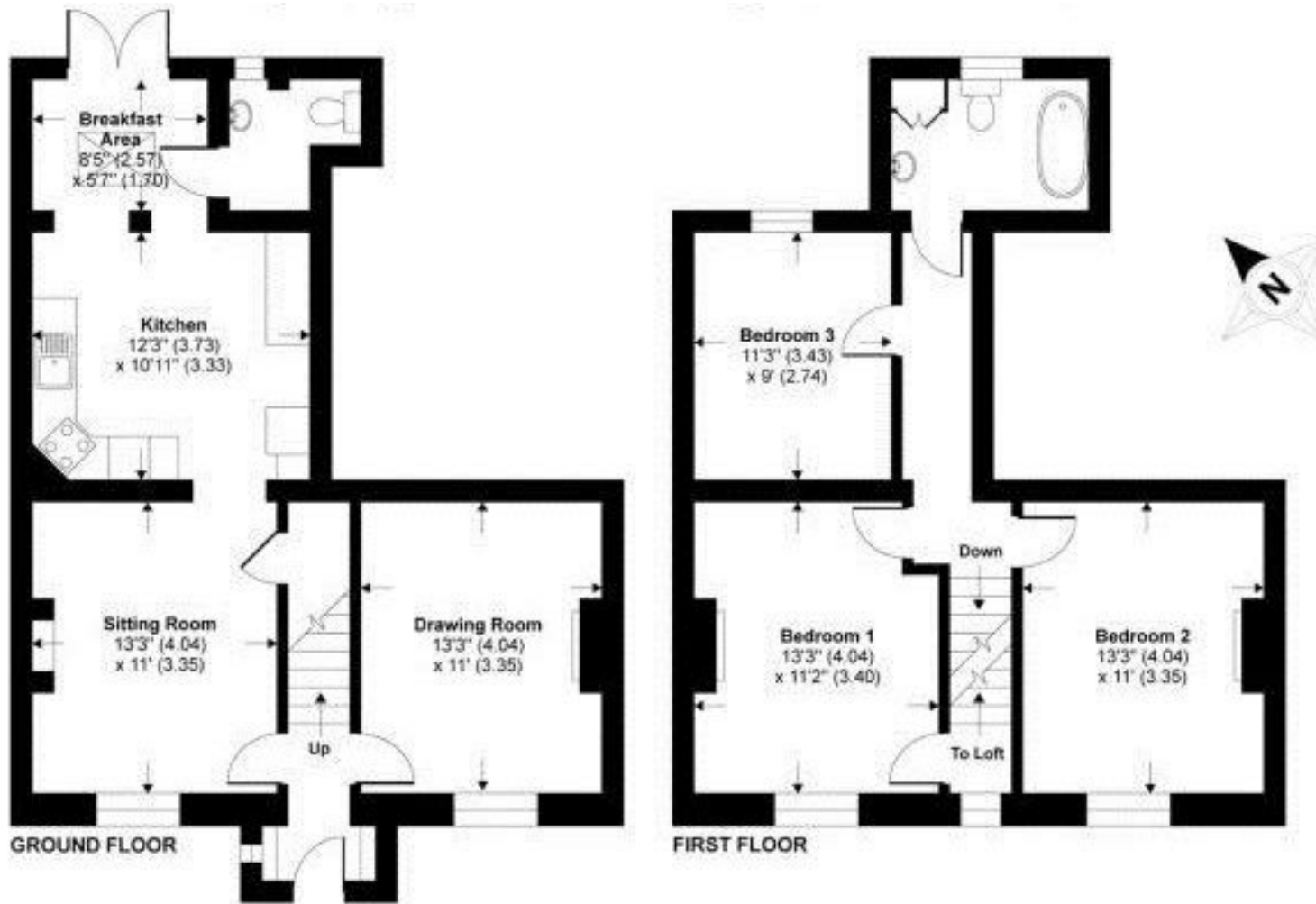
Band D (57)

Council Tax

Band D







TOTAL GROSS INTERNAL FLOOR AREA 1180 SQ FT 109.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

Home Field View North, Prockters Farm, Monkton Heathfield, Taunton, TA2 8QN
 T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

**James
Gray**

ESTATE AGENTS