



## 5 Cooks Close

Creech St. Michael, Taunton, Somerset, TA3 5EA

James  
Gray

ESTATE AGENTS

A substantially updated and improved semi-detached bungalow offering light and airy accommodation, presented in excellent order throughout and enjoying an attractive south facing cul de sac location, close to good local amenities



### Key features

- Entrance hall
- Living room with wood burning stove and southerly aspect
- Well fitted modern kitchen
- 2 double bedrooms
- Modern and upgraded shower room
- Conservatory overlooking rear garden
- Enclosed rear garden with side access
- Driveway with ample parking and canopy car port
- Single garage and garden store
- No onward chain

### Services

All mains connected. Gas fired central heating

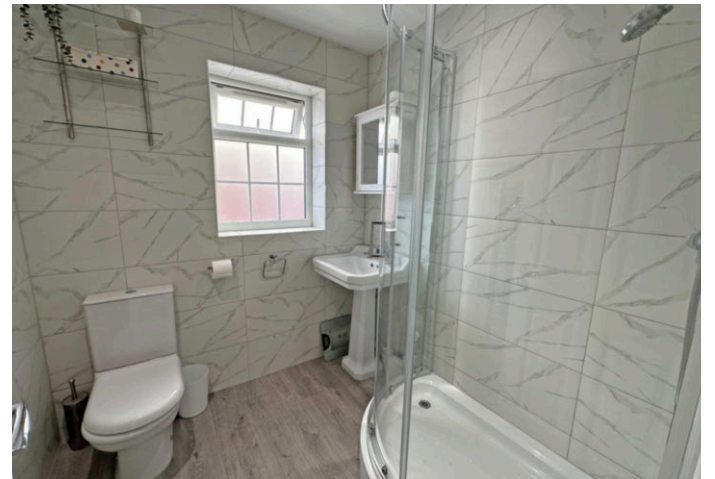
### EPC

Awaited

### Council Tax

Band C





GROUND FLOOR 63.77 sq. m.  
( 686.45 sq. ft. )



TOTAL FLOOR AREA: 63.77 sq. m. ( 686.45 sq. ft. ) approx.

Whilst 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 misstatement. 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 operation or efficiency can be given.  
Made with iMeasure ©2019

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 £250.00 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.

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

James  
Gray

ESTATE AGENTS