



## 19 Quartly Drive

Bishops Hull, Taunton, TA1 5BF

James  
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ESTATE AGENTS



A well presented end-terrace home, with landscaped garden with summer house and adjacent driveway, enjoying an attractive cul de sac location on this sought after development

 3  1  2

### Key features

- Entrance Hall and cloakroom (utilised as a utility room)
- Sitting room
- Kitchen/dining room with door to rear garden
- Main bedroom with en suite shower room
- 2 further bedrooms and family bathroom
- Gas central heating and double glazing
- Enclosed rear garden with pedestrian access and summer house/store
- Adjacent driveway
- Attractive cul de sac location

### Services

All mains services connected. Gas central heating

### EPC Rating

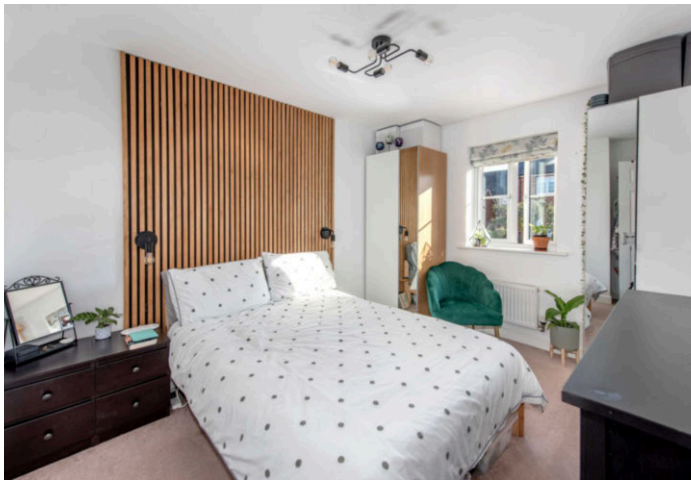
Band C (80)

### Council Tax

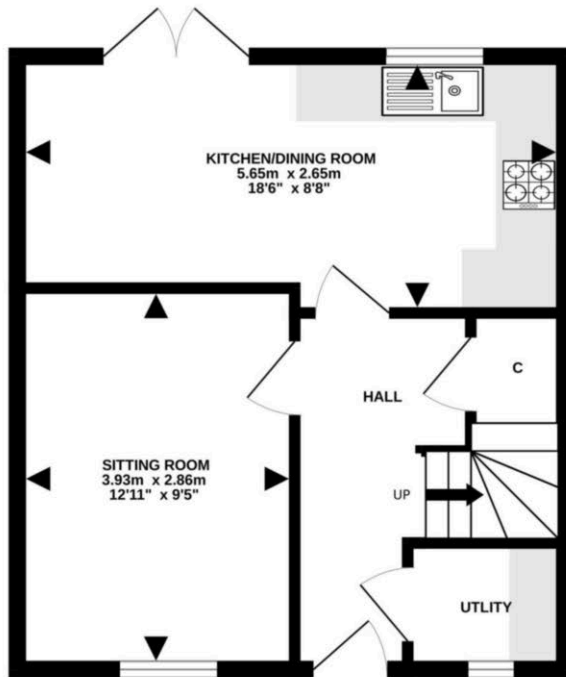
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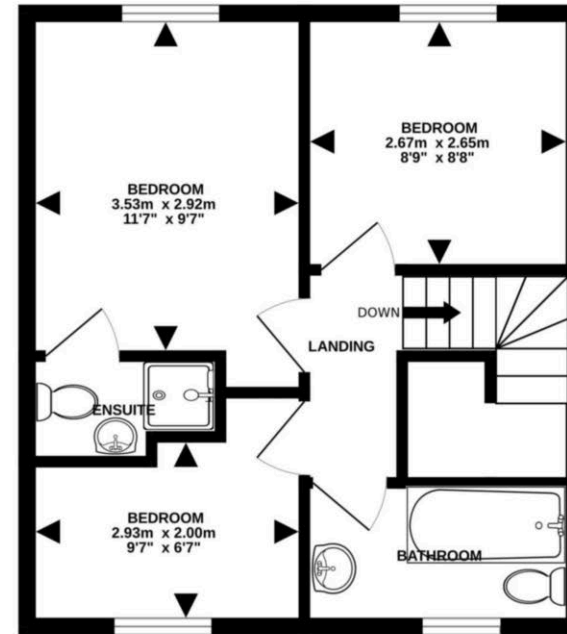




GROUND FLOOR  
35.7 sq.m. (385 sq.ft.) approx.



1ST FLOOR  
35.7 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA : 71.5 sq.m. (770 sq.ft.) approx.

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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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