



18 Sawyers Leigh

Kingston St Mary, Taunton, Somerset, TA2 8QQ

James
Gray

ESTATE AGENTS

A beautifully presented attached family home, occupying a delightful tucked away location on this sought after development, with west facing rear garden, extensive parking and double garage.



Key features

- Spacious galleried entrance hall and cloakroom
- Double aspect sitting room with wood burning stove and French doors to rear garden
- Well appointed kitchen/dining room with French doors open directly to the rear west facing garden
- Utility room
- Main bedroom with en suite shower room
- 3 further double bedrooms and family bath/shower room
- Enclosed rear garden with decking and enjoying a lovely westerly aspect
- Large driveway providing extensive parking and double garage
- Attractive tucked away location on the edge of this sought after development
- Sought after village close to Taunton and the Quantock hills.

Services

All mains services connected. Gas central heating

EPC

Band C (75)

Council Tax

Band F

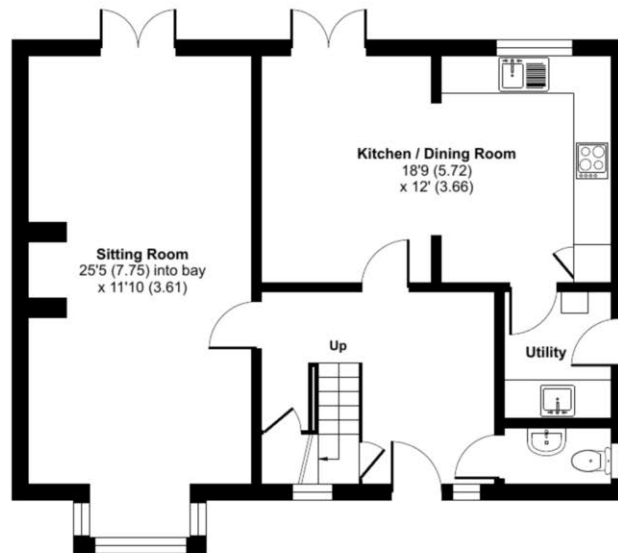
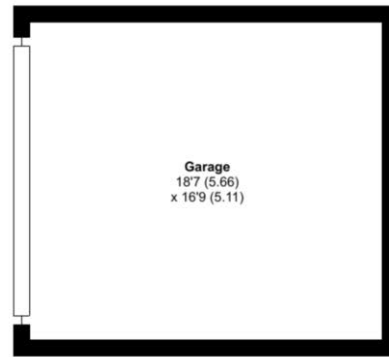




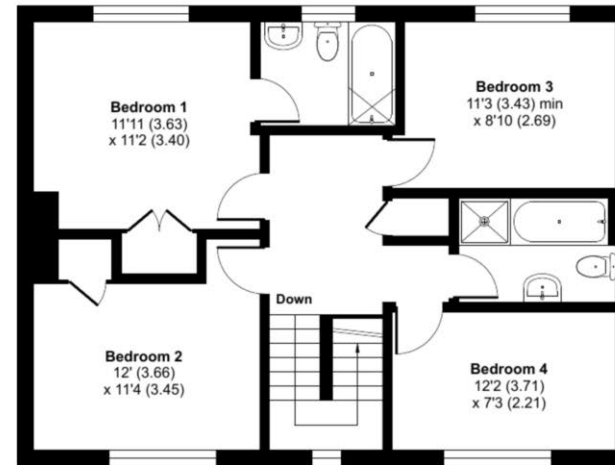
Sawyers Leigh, Kingston St. Mary, Taunton, TA2

Approximate Area = 1413 sq ft / 131.2 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 1727 sq ft / 160.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2024. Produced for James Gray. REF: 1115458

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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