



## 3 St. Georges Mews

The Mount, Taunton, Somerset, TA1 3TA

James  
Gray

ESTATE AGENTS

A beautifully presented and particularly spacious town house with garage and ample parking, occupying a very convenient tucked away location, overlooking an open green, a short distance from the town centre



### Key features

- Entrance hall and cloakroom
- Kitchen/dining room with doors to conservatory
- First floor living room with balcony, attractive open outlook and westerly aspect
- Principal bedroom with built in wardrobes and en suite bath/shower room
- 3 further bedrooms (all with fitted wardrobes) and family shower room
- Gas central heating and double glazing
- Easily maintained and attractively landscaped rear garden with paved terrace
- Single garage and ample driveway parking
- Sought after village location close to the town centre and Vivary Park.

### Services

All mains services connected. Gas fired central heating

### EPC

Band C (76)

### Council Tax

Band F





# St. Georges Mews, The Mount, Taunton, TA1

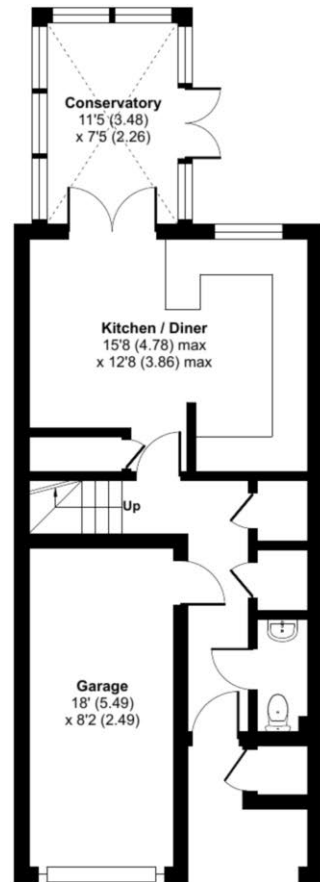
Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 147 sq ft / 13.6 sq m

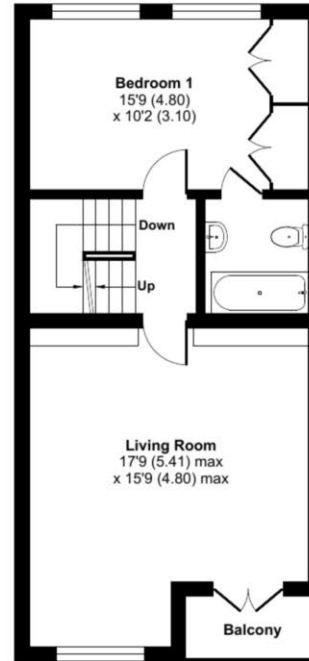
Outbuilding = 8 sq ft / 0.7 sq m

Total = 1646 sq ft / 152.8 sq m

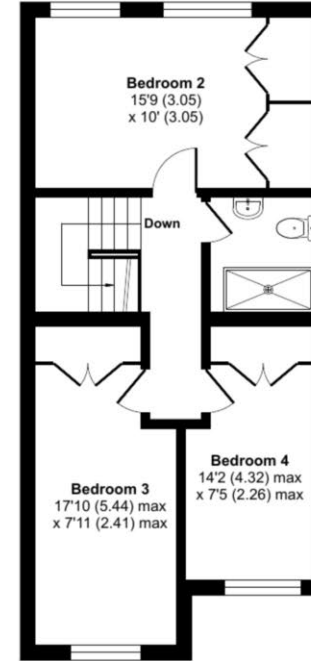
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1019725

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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