



8 Sawyers Leigh

Kingston St. Mary, Taunton, Somerset, TA2 8QQ

James
Gray

ESTATE AGENTS

A spacious and beautifully presented link-detached family home with good sized garden, enjoying an attractive cul de sac setting within this highly sought-after village, close to the Quantock Hills and within easy reach of Taunton.



Key features

- Spacious galleried entrance hall
- Light and airy triple-aspect sitting room with fireplace
- Separate dining room overlooking the rear garden
- Modern fitted kitchen with integrated appliances
- Useful utility room with external access
- Study/home office
- Principal bedroom with en suite shower room
- 3 further bedrooms and family bath/shower room
- Gas central heating and double glazing
- Double garage with workshop/store and ample driveway parking

Services

All mains services connected. Gas central heating

EPC Rating

Band C (70)

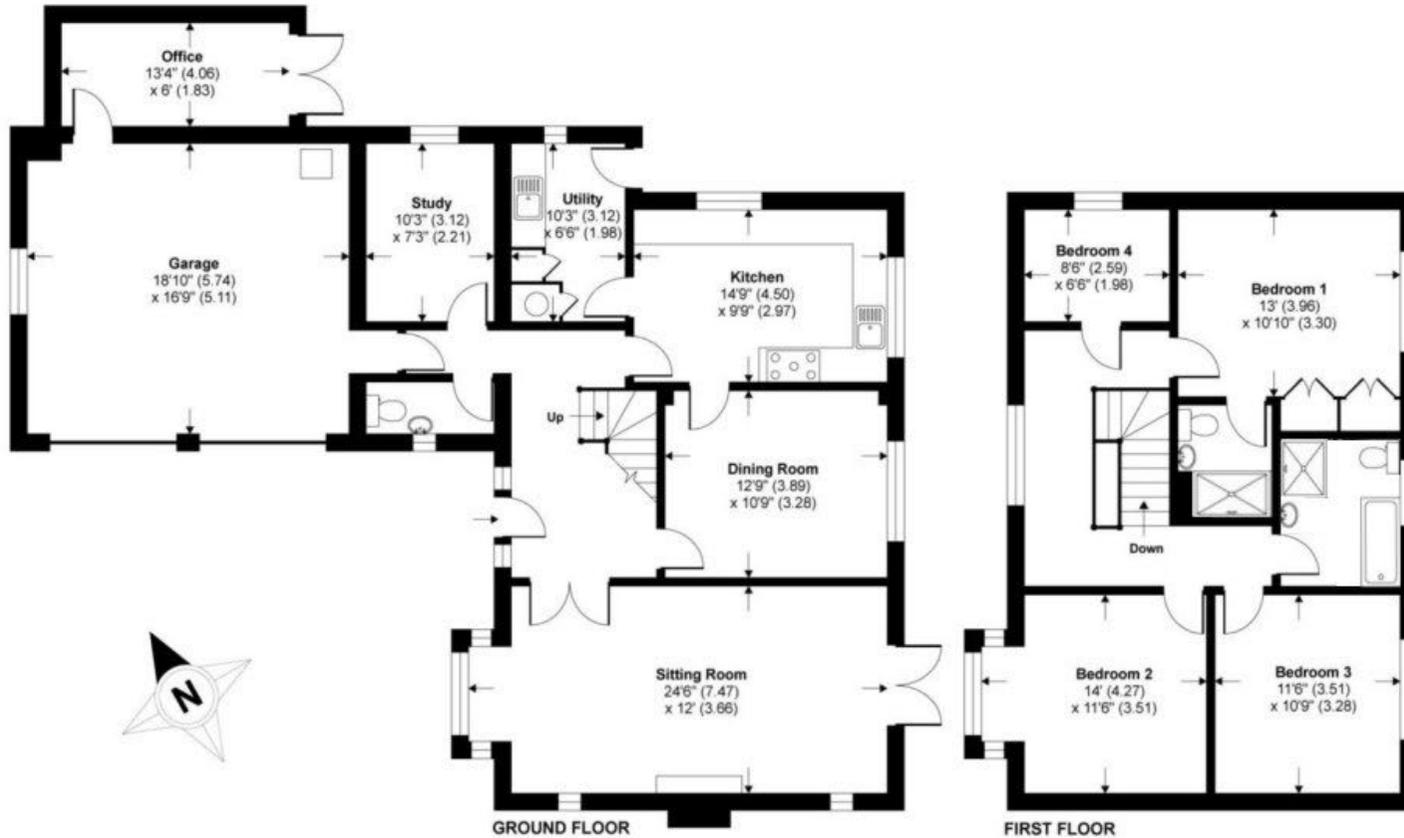
Council Tax

Band G





Sawyers Leigh, Kingston St. Mary, Taunton, TA2



TOTAL GROSS INTERNAL FLOOR AREA 2079 SQ FT 193.1 SQ METRES
MAIN HOUSE INTERNAL FLOOR AREA 1684 SQ FT 156.4 SQ METRES
GARAGE INTERNAL FLOOR AREA 315 SQ FT 29.2 SQ METRES
OFFICE INTERNAL FLOOR AREA 80 SQ FT 7.4 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.

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.

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