

LOT  
25

9 Windmill Hill, North Curry, Taunton, Somerset TA3 6LY

\*GUIDE PRICE £100,000+



A three bedroom detached cottage requiring refurbishment set in the popular village of North Curry

#### DESCRIPTION

A three bedroom detached cottage requiring refurbishment and an adjacent parcel of land situated in the popular village of North Curry. The property offers good sized living accommodation, an enclosed rear garden and parking.

#### LOCATION

Windmill Hill is situated in the popular village of North Curry which lies east of Taunton. The village offers a wide range of amenities including a village store/post office, parish church, primary school, public house, village hall and a Health Centre. For commuters, the village boasts access to the A358 for the A303 and to the M5 Motorway which is approximately five miles away at Junction 25. The village also provides access into Taunton town centre and surrounding areas. The town centre offers a mainline railway station making excellent intercity links.

#### ACCOMMODATION

**Ground Floor** Entrance hall, sitting room with garden room off, dining room and kitchen.

**First Floor** Landing, three bedrooms and bathroom.

**Outside** Enclosed garden to the rear, parking space and an additional area of land lying to the side of the property.

#### NOTES

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

#### EPC

Energy Efficiency Rating - E

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Palmer Snell Taunton 01823 617009. General enquiries Countrywide Property Auctions 01395 275691.

