



# TOWNSEND LETTING & MANAGEMENT

Kingston St. Mary, Taunton

£2,400 PCM

4 Bedroom House - Detached

Available 4th August 2026



# 7 Sawyers Leigh, Kingston St. Mary, Taunton, Somerset, TA2 8QQ



£2,400 PCM  
Council Tax Band G

Deposit £2,769  
Floor Area 1636.00 sq ft

- EPC rated C
- Double garage and parking
- Fully managed by Agent
- Council Tax Band G
- Desirable Quantock village location
- Gardener included

TOWNSEND LETTING & MANAGEMENT are delighted to offer this well presented four bedroom detached modern home in the sought after Quantock village of Kingston St Mary. It offers comfortable and modern living in a peaceful and convenient setting.

Please see the photo's, floorplan and virtual tour of this lovely home.

Rent INCLUDES a regular gardener. Please note that the landlord will be carrying out some upgrading to the kitchen prior to a new tenancy agreement starting.



The village offers an active community with many local clubs and organisations and amenities to include a highly regarded primary school, pub, village hall, playing field, church and garage. It is a conservation village and is set on the lower slopes of the Quantock hills, which have been designated an Area of Outstanding Natural Beauty and they provide miles of footpaths and bridleways, ideal for those with walking and riding interests. It is only 4 miles from the centre of Taunton and about 3 miles from the main line railway station.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

#### Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property.



Ground Floor



1st Floor



THE INFORMATION PROVIDED HEREIN IS INTENDED TO ASSIST IN THE ARRANGING OF A VIEWING OF THE PROPERTY. IT IS NOT A CONTRACT AND DOES NOT CONSTITUTE AN OFFER OF A CONTRACT. THE INFORMATION IS PROVIDED AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	