



GIBBINS RICHARDS 

5 Neroche View, Hatch Beauchamp, Taunton TA3 6AD

£259,500

GIBBINS RICHARDS 
Making home moves happen

Located at the end of the terrace, this elegant three-bedroom home is an ideal haven for first-time buyers, astute investors and anyone else looking for a semi rural location.

Step into the welcoming entrance hall, leading to the homely sitting room and a generously proportioned kitchen/dining room. On the first floor there are three generous sized bedrooms, accompanied by a bathroom and a separate WC. The property benefits from mains gas central heating and further warmth is ensured by double glazing throughout. The property is further augmented with expansive front and rear gardens, offering an open aspect and captivating far-reaching views. With an impressive energy rating of C-72, this home effortlessly combines practicality with charm.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Neroche View is located on the edge of this popular village which contains facilities including a popular primary school, public house, village hall and garage. The property occupies a pleasant position overlooking a residents green. The county town of Taunton is approximately 7 miles away and includes M5 motorway access and intercity railway station, whilst the market town of Ilminster is 6 miles distant as well as the A303.

POPULAR VILLAGE LOCATION
END OF TERRACE HOME
LARGE GARDENS WITH OPEN ASPECT
DOUBLE GLAZING
GAS CENTRAL HEATING
KITCHEN/DINING ROOM
THREE GOOD SIZE BEDROOMS
BATHROOM WITH SEPARATE WC





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Entrance via uPVC door with canopy porch over into;

Hallway	Stairs to first floor.
Sitting Room	17' 2" x 11' 5" (5.23m x 3.48m) Double glazed window to front and rear. Tiled fireplace. Laminate flooring.
Kitchen/ Dining Room	17' 2" x 11' 8" (5.23m x 3.55m) A range of base and wall mounted units. Double glazed window to front and rear. Space for dishwasher, American style upright fridge/freezer and cooker. Double glazed door to;
Rear Lobby	Under stairs storage and access to the rear garden. Door to;
Store Room	9' 6" x 8' 8" (2.89m x 2.64m) Double glazed window to rear.
First Floor Landing	Access to loft space.
Bedroom 1	11' 5" x 11' 3" (3.48m x 3.43m) Double glazed window with attractive outlook over open green area.
Bedroom 2	11' 8" x 8' 5" (3.55m x 2.56m) Double glazed window.
Bedroom 3	8' 6" x 8' 6" (2.59m x 2.59m) Double glazed window with rural views.
Bathroom	Panel bath and hand wash basin. Double glazed window.
Cloakroom	Low level wc. Double glazed window.
Outside	To the front of the property a footpath leads to the entrance door and a side gate with a lawned front garden, bordered by picket fence and low level boundary wall. The rear garden is laid to lawn and enclosed by hedgerow and fencing. The property is approached by a shared footpath with open green space to the front and far reaching views to the front and back.



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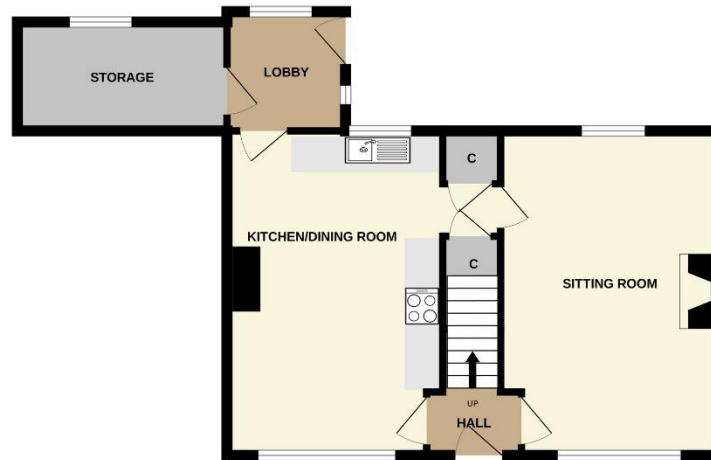


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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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