



GIBBINS RICHARDS 

5 New Buildings, Hillcommon, Taunton TA4 1DX

£224,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroomed cottage located within the village of Hillcommon on the western outskirts of Taunton. The cottage has been refurbished by the current owners and the accommodation consists of; sitting/dining room with wood burning stove, re-fitted kitchen, two double bedrooms and a modern family bathroom. Externally the property benefits from an enclosed rear garden, off road parking and two garages. AVAILABLE WITH NO ONWARD CHAIN.

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

This two bedroomed stone built cottage is situated in the village of Hillcommon, a few miles west of Taunton. There is a popular pub nearby and a wider range of amenities can be found in the village of Norton Fitzwarren, whilst Taunton town centre itself is less than four miles distant. The accommodation is warmed by gas central heating and is complete with double glazing throughout.

END OF TERRACE
RENOVATED COTTAGE
OFF ROAD PARKING
TWO GARAGES
ENCLOSED REAR GARDEN
TWO DOUBLE BEDROOMS
VILLAGE LOCATION
GAS CENTRAL HEATING
NO ONWARD CHAIN





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Dining Room	11' 3" x 7' 3" (3.43m x 2.21m)
Sitting Room	11' 2" x 15' 8" (3.40m x 4.77m)
Kitchen	15' 7" x 7' 8" (4.75m x 2.34m)
Bedroom 1	11' 0" x 9' 8" (3.35m x 2.94m)
Bedroom 2	11' 9" x 8' 7" (3.58m x 2.61m)
Bathroom	7' 7" x 5' 7" (2.31m x 1.70m)
Outside	Enclosed rear garden, off road parking and two garages.



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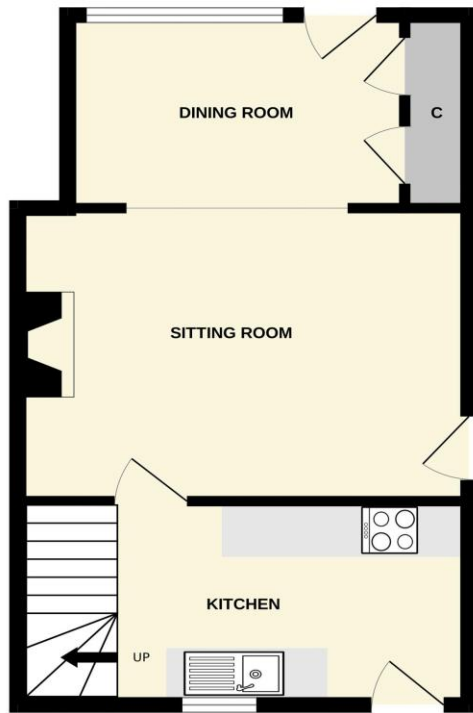


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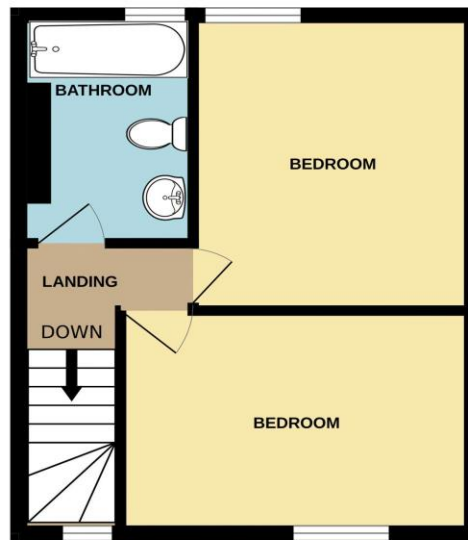


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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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