



3 Hill Terrace, Bishops Hull, Taunton TA1 5EE
£215,000

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Making home moves happen

A beautifully positioned two bedroomed terrace cottage with south facing gardens in a quietly tucked away location in Bishops Hull. The property also offers a useful loft room and open plan reception room and additional dining room.

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

Number 3 Hill Terrace is accessed on foot via a footpath from Netherclay. A front entrance door opens into the open plan sitting room / kitchen area. The sitting room features a gas log burner, window to the front and open plan kitchen area with under stairs cupboard and access to a second reception room, which forms a small dining room to the rear. There are two bedrooms and a shower room on the first floor and a further staircase from bedroom two leading to a loft room, which is an excellent addition and offers flexibility as a hobby room, work from home space or storage area. There is a small courtyard garden and to the front is a most delightful south facing garden that is mainly laid to lawn with some mature trees and extending to approximately 100'. The property does benefit from central heating and is offered to the market with no onward chain. Bishops Hull is a popular village to the west of Taunton town centre with great links through to the town via bus, cycle pass and road links. There are also some fabulous walks nearby along the River Tone and the old canal path. An early viewing is highly recommended.

MID TERRACE COTTAGE
TUCKED AWAY POSITION
TWO BEDROOMS WITH ADDITIONAL LOFT ROOM
OPEN PLAN GROUND FLOOR WITH ADDITIONAL DINING ROOM
PRETTY SOUTH FACING FRONT GARDEN
REAR COURTYARD GARDEN
OFFERED TO THE MARKET WITH NO ONWARD CHAIN
EARLY VIEWING HIGHLY RECOMMENDED
SOUGHT AFTER VILLAGE LOCATION





Front entrance door into:

Sitting Room 12' 5" x 11' 10" (3.78m x 3.60m) Gas log burner.

Kitchen 12' 0" x 9' 6" (3.65m x 2.89m)

Dining Room 8' 11" x 6' 1" (2.72m x 1.85m)

First Floor Landing

Bedroom 1 12' 0" x 9' 6" (3.65m x 2.89m)

Shower Room 9' 2" x 4' 6" (2.79m x 1.37m)

Bedroom 2 12' 5" x 7' 1" (3.78m x 2.16m) Stairs leading to:

Loft Room 15' 6" x 11' 1" (4.72m x 3.38m) Restricted head height in some areas.

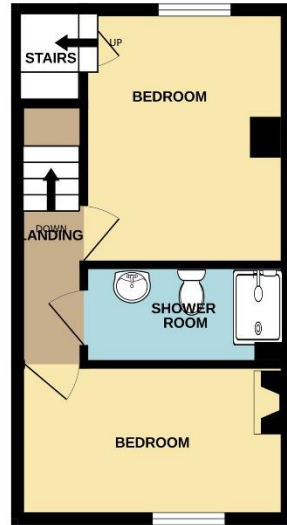
Outside There is a small rear courtyard garden and a beautiful south facing front garden mainly laid to lawn.



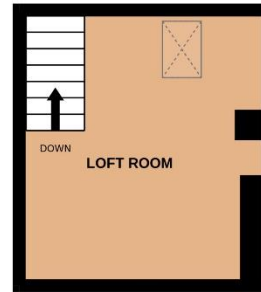
GROUND FLOOR
330 sq. ft. (30.7 sq.m.) approx.



1ST FLOOR
278 sq. ft. (25.9 sq.m.) approx.



2ND FLOOR
137 sq. ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq. ft. (69.2 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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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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