



5 Nightingale Acre, Hatch Beauchamp, Taunton TA3 6TF

£235,000

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Making home moves happen



A brilliant opportunity to acquire a two bedroomed starter home or rental investment located in the popular village of Hatch Beauchamp. The house has a conservatory and the benefit of a garage at the rear. Whilst it could do with some internal upgrading, it is the perfect opportunity to get a foot on the ladder and make the house one's own.

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

The house is accessed over a front garden which leads into the main kitchen/breakfast room, which has been amended from the original design by the removal of the hallway, thus making the room a lot bigger. There are then stairs to the first floor. Behind the kitchen is a sitting room and then beyond that is a useful conservatory, which leads to a small but well stocked rear garden. On the first floor are two bedrooms and a shower room. To the rear of the property there is a garage which is currently fitted out as a carpenter's workshop, but could easily be converted back for vehicle storage. The house does need a little internal upgrading, but nonetheless, it is a brilliant opportunity to put ones own mark on the home and due to its fantastic location is close by to the local primary school and is only a short car drive from junction 25 of the M5 motorway and Taunton town.

EXTENDED TWO BEDROOMED HOME  
POPULAR VILLAGE LOCATION  
CLOSE TO LOCAL AMENITIES  
COULD BENEFIT FROM SOME INTERNAL UPGRADING  
ELECTRIC HEATING  
ADDITIONAL CONSERVATORY TO THE REAR  
FRONT AND REAR GARDENS  
GARAGE  
CUL-DE-SAC POSITION  
NO ONWARD CHAIN







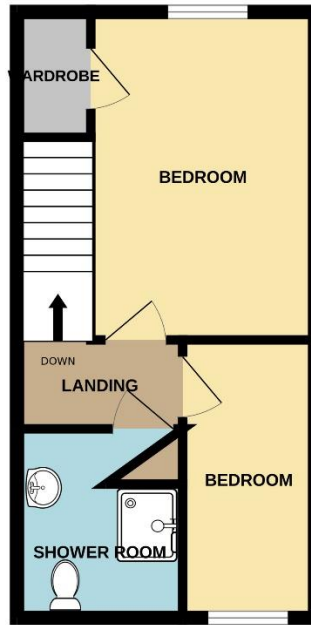
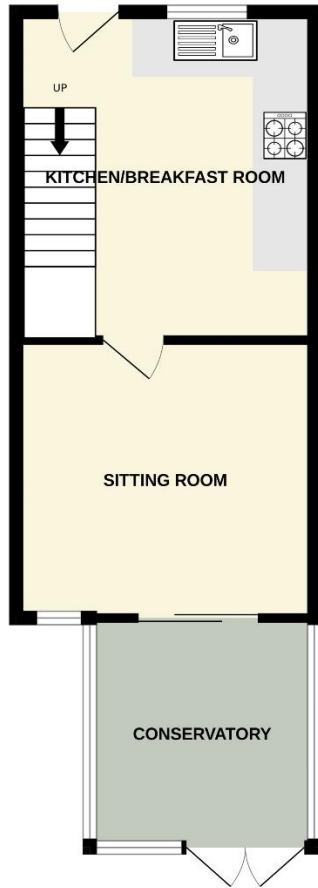
Kitchen/ Breakfast Room	12' 5" x 13' 5" (3.78m x 4.09m)
Sitting Room	12' 5" x 11' 6" (3.78m x 3.50m)
Conservatory	9' 8" x 9' 3" (2.94m x 2.82m)
First Floor Landing	
Bedroom 1	11' 6" x 9' 1" (3.50m x 2.77m)
Bedroom 2	12' 2" x 6' 6" (3.71m x 1.98m)
Shower Room	9' 1" x 5' 9" (2.77m x 1.75m)
Outside	There is a well stocked front garden with a path to the front door, lawn and shrub borders. Small rear garden which is well stocked with shrubs. Garage 17' 2" x 8' 5" (5.23m x 2.56m) to the rear.





GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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