

Honeysuckle Cottage Cheats Road, Ruishton, Taunton TA3 5JL £200,000



A brilliant refurbishment project offered to the market with no ongoing chain. This two bedroomed cottage is in need of some improvement and is located in a fabulous part of Ruishton to the east of Taunton town centre. Energy rating: TBC

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

The cottage is accessed via a front door which leads straight into the front sitting room and a short hallway leads past the down stairs bathroom to a fitted kitchen area. There are then stairs up to the first floor leading to two double bedrooms. To the rear of the kitchen is a large single storey extension room which was formally used as a sitting room with double doors leading out to a most beautiful rear garden with patio and elevated flower beds. The cottage certainly needs some upgrading throughout and could benefit from a new kitchen, bathroom, wiring, heating and possibly a new roof. Nevertheless, it is presented to the market as a wonderful and well priced opportunity to acquire a fantastic project which would make an ideal first time buy or small family home. There is the undoubted benefit to the front of two off road parking spaces. One future use for the property would be to utilise the front room as a commercial premises (subject to planning

MID TERRACE TWO BEDROOMED COTTAGE IN NEED OF REFURBISHMENT TWO RECEPTION ROOMS, KITCHEN, BATHROOM GOOD SIZED REAR GARDENS WITH PATIO AND PLANTED AREAS TWO OFF ROAD PARKING SPACES IN NEED OF SOME IMPROVEMENT EXCELLENT FIRST TIME BUY OR FAMILY HOME VILLAGE LOCATION NO ONWARD CHAIN VIEWING RECOMENDED







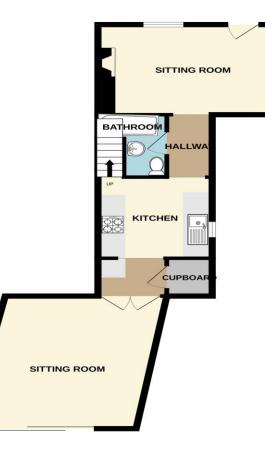
## Entrance Sitting Room 12' 5'' x 10' 3'' (3.78m x 3.12m) Slate floor. Inner Hallway Bathroom Kitchen 9' 9" x 9' 5" (2.97m x 2.87m) Rear Sitting Room 14' 3'' x 13' 0'' (4.34m x 3.96m) Obscure First Floor Landing 14' 4'' x 10' 5'' (4.37m x 3.17m) max (L-Bedroom 1 shaped) Bedroom 2 10' 1'' x 9' 4'' (3.07m x 2.84m) Outside

To the rear there is access via the patio doors in the extended ground floor sitting room out to a lovely rear garden which has got a patio to the immediate rear and then shallow steps leading up to various grassed and planted areas. There is a timber store shed towards the rear of the garden and still more garden beyond that.











TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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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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non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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