



GIBBINS RICHARDS
Making home moves happen

2 Cricket cottages , North Curry, Taunton TA3 6NF
Guide Price £295,000

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A wonderful opportunity to acquire a beautiful two bedroomed property in this super local village. The property is full of character and an early viewing is strongly advised.

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

Number 2 Cricket Cottages is accessed across a shared path which leads to the small front garden and into an entrance porch. The entrance porch then gives way to a central entrance hall, either side of which is the sitting/dining room with feature log burner and a modern fitted kitchen to the other side. The sitting room leads through to a conservatory to the rear, which is currently used as an artist studio, whilst the kitchen gives way to a separate ground floor cloakroom towards the rear and a back door leading to the rear garden.

To the first floor there are two good sized bedrooms, the master of which being of a particularly enviable size with front and rear windows. There is also a four piece bathroom with attractive modern fittings.

The property has been upgraded significantly during the current owners tenure and is offered with some super unique attributes and a wonderful contemporary feel. The home is further enhanced by a small courtyard area to the rear and to the front a separate area of garden, laid to lawn with mature hedges and fencing, within which is a good sized timber shed and a lawn area and a number of vegetable beds. North Curry is a remarkably popular village within the Taunton Deane area and offers traditional village attributes such as a village pub, shop, primary school and terrific sense of community.

WELL LOCATED COTTAGE
SUPERB CONDITION THROUGHOUT
BEAUTIFULLY POSITIONED WITH RURAL OUTLOOK
GAS CENTRAL HEATING AND DOUBLE GLAZING
PARKING AREA
FRONT AND REAR GARDENS
ADDITIONAL AREA OF GARDEN WITH VEGETABLE BEDS AND SHED
CENTRAL TO THE VILLAGE AMENITIES





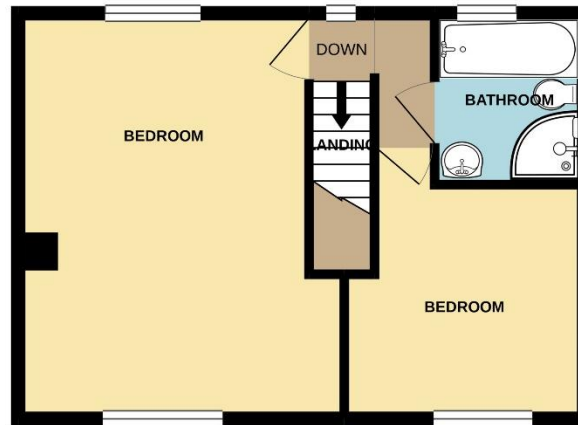
Entrance Porch	7' 8" x 5' 4" (2.34m x 1.62m)
Entrance Hall	4' 0" x 4' 0" (1.22m x 1.22m)
Kitchen/Breakfast Room	16' 11" x 8' 0" (5.15m x 2.44m)
Cloakroom	
Sitting/Dining Room	17' 0" x 11' 11" (5.18m x 3.63m)
Conservatory	9' 4" x 7' 11" (2.84m x 2.41m)
First Floor Landing	
Bedroom 1	16' 6" x 12' 4" (5.03m x 3.76m) With additional recess.
Bedroom 2	9' 11" x 9' 4" (3.02m x 2.84m)
Bathroom	7' 1" x 5' 6" (2.16m x 1.68m)
Outside	The property has three areas of garden, the first being to the front which is separate across the front path, the second being in front of the front porch and the third being an area of patio to the rear of the conservatory. There is a nearby communal parking area.



GROUND FLOOR
46.2 sq.m. (497 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 81.5 sq.m. (877 sq.ft.) 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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