



GIBBINS RICHARDS 
Making home moves happen

Hawthorne Cottage, Higher Street, Curry Mallet, Taunton TA3 6SY
£375,000

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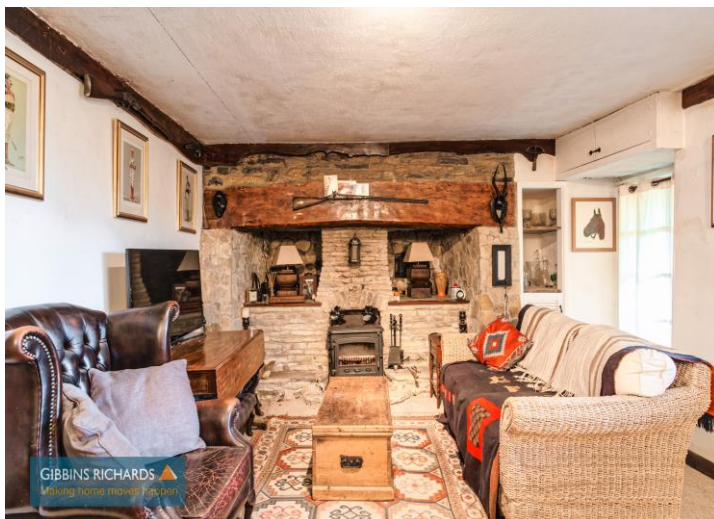
A rarely available two bedroomed semi detached village cottage located on the edge of a popular Taunton village and with good sized wrap-a-round gardens, ample parking and abundant character.

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

Hawthorn Cottage is accessed via a front entrance porch which leads directly into a most impressive sitting room with exposed fireplace, inglenook beam and fitted log burner. There are further exposed beams to the ceilings and an attractive mullion window to the front and an open tread staircase to the first floor. A door then leads to a rear hallway which is currently being used as a very useful and effect office area and this in turn leads through to a sizable kitchen/breakfast room with a range of kitchen units, solid fuel Rayburn which fuels the heating system. There is access to a rear porch and a ground floor utility room. The rear porch leads out to the garden.

On the first floor there is a bathroom and two good sized double bedrooms, one with an attractive exposed wood built-in wardrobe with stain glass doors. Externally the property sits on a good sized garden which is mainly laid to lawn but also abundant with different areas including a pond, various shrubs and mature tree areas and also a stone well, as well as a double garage and two further garages with individual doors. There is ample parking to the front and the side of the property for two/three cars.

ATTRACTIVE AND RARELY AVAILABLE SEMI DETACHED COTTAGE
EXTENSIVE GARDENS TO THE SIDE AND REAR
AMPLE PARKING AND DOUBLE GARAGE
ABUNDANT IN CHARACTER
MULLION WINDOWS
EXPOSED BEAMS
INGLENOOK FIREPLACE
IN NEED OF SOME COSMETIC ENHANCEMENT
POPULAR VILLAGE LOCATION



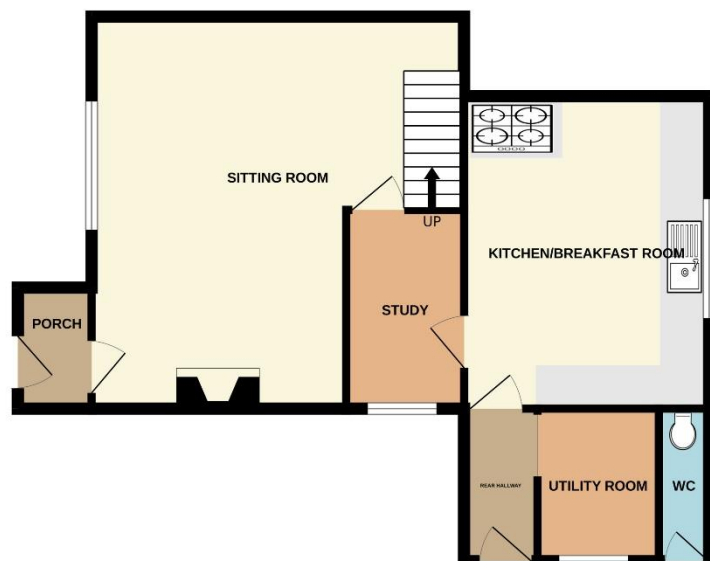


Entrance Porch

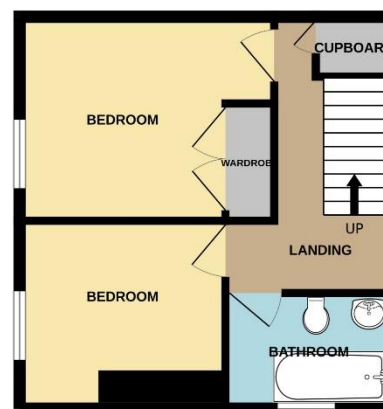
Sitting Room	17' 9" x 17' 5" (5.41m x 5.30m) maximum. Stone surround fireplace with log burner.
Study	11' 5" x 5' 8" (3.48m x 1.73m)
Kitchen/Breakfast Room	14' 8" x 11' 9" (4.47m x 3.58m) Solid burn Rayburn which feeds the central heating system.
Rear Hallway	Leading to;
Utility Room	9' 9" x 6' 5" (2.97m x 1.95m)
Cloakroom	
First Floor Landing	Airing cupboard with hot water tank and immersion heater.
Bedroom 1	12' 3" x 9' 8" (3.73m x 2.94m) Built-in wardrobes.
Bedroom 2	10' 6" x 7' 9" (3.20m x 2.36m) Plus large recess.
Bathroom	6' 9" x 6' 8" (2.06m x 2.03m)
Outside	The property is approached via a driveway which provides ample parking for two/three cars and then a vehicle gate leads to the rear garden. Across which is access to a double garage (currently unused) 20' 0" x 16' 0" (6.09m x 4.87m). There are two further garages 17' 0" x 17' 0" (5.18m x 5.18m) (combined). The garden has an abundance of mature trees and shrubs seating areas and backing onto open fields. There is also a feature pond, a well and ample chance to further improve.



GROUND FLOOR



1ST FLOOR



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.

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