



**Gem Cottage , East Lyng, Taunton TA3 5AU**  
**£325,000**

**GIBBINS RICHARDS**   
Making home moves happen



This is a beautifully presented and very flexible three bedroomed country cottage located in a tucked away position in East Lyng, in between Taunton and Street. The property offers tremendous flexibility and character as well as pleasant gardens and off road parking. Energy rating: D-57

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

The property is accessed via the garden to a front entrance door, into an entrance hall, there is then access to a ground floor cloakroom. Then through to a spacious and re-fitted kitchen/dining room, a sitting room with exposed beams and log burner and then an additional reception area with double doors leading out to a covered veranda area. There is also an additional ground floor room which could be used as a dining room, work from home study or even a fourth bedroom. To the first floor there are three good sized bedrooms, two are which are inter connecting, as well as a family bathroom. The property is abundant with character and is presented in very good condition throughout. There is oil fired central heating and double glazed windows and externally there is a covered veranda area and a good extent of rear garden with mainly laid to lawn with a shed at the end of it. There is also the undoubted benefit of two off road parking spaces. Hectors Lane is set off the main road in East Lyng but still offers excellent access for transport onto the main A361 and is ideally located cottage for the beautiful dog walks and cycle trails that are available around the area. A viewing is highly recommended.

#### DETACHED THREE/FOUR BEDROOMED COTTAGE

FLEXIBLE INTERIOR

ABUNDANT IN CHARACTER WITH LOG BURNER AND BEAMS

TWO RECEPTION AREAS

KITCHEN/BREAKFAST ROOM

OFF ROAD PARKING FOR TWO CARS

PRIVATE REAR GARDENS

OIL FIRED CENTRAL HEATING

DOUBLE GLAZING

NO ONWARD CHAIN







Entrance Hall

Cloakroom

Play Room / Study 9' 8" x 7' 5" (2.94m x 2.26m)

Inner Hallway

Kitchen/Breakfast Room 13' 10" x 13' 0" (4.21m x 3.96m) maximum.

Living Room 13' 8" x 13' 0" (4.16m x 3.96m)

Sitting Room 14' 1" x 7' 8" (4.29m x 2.34m)

First Floor Landing

Bedroom 1 13' 3" x 13' 3" (4.04m x 4.04m) maximum.

Bedroom 2 14' 1" x 8' 2" (4.29m x 2.49m)  
Interconnecting to bedroom 1.

Bedroom 3 8' 3" x 7' 1" (2.51m x 2.16m)

Bathroom

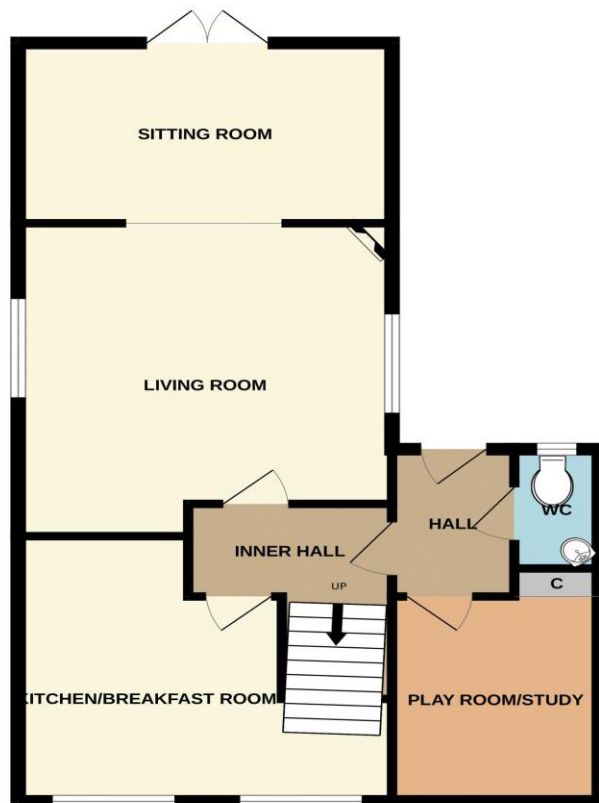
Outside

Gravelled parking area and raised garden with attractive fencing surrounds, extending to a lawned and patio area.





GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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