



GIBBINS RICHARDS  
Making home moves happen

1 Lilac Cottages, Henlade, Taunton TA3 5LS  
**£175,000**

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A one bedroomed cottage with additional converted loft space, two parking spaces, garden and workshop. An early viewing is highly advised.

Tenure: Freehold / Energy Rating: G / Council Tax Band: A

This incredibly attractive cottage is located on the main A358 in Henlade, to the east of Taunton. The property offers so much internally, it is deemed one of the best one bedroomed properties that we have had to offer in recent times.

The cottage is accessed via a side entrance porch into one main ground floor reception room, which sitting and kitchen areas together with a log burner and stairs to the first floor.

On the first floor there is a bathroom and a good sized bedroom with built-in wardrobes and then the second floor stairs lead up to a useful loft room with Velux windows.

Externally the cottage is further augmented by two off street parking spaces which in turn lead to steps to an enclosed rear garden which is mainly lawn to lawn and patio surrounded by wooden fencing. In addition there is a fantastic workshop which currently provides excellent storage and workshop space and could be utilised for a number of different uses. 1 Lilac Cottages is an ideal property for first time buyers and we would thoroughly recommend an early viewing.

ATTRACTIVE COTTAGE  
DOUBLE BEDROOM AND USEFUL LOFT ROOM  
OFF ROAD PARKING AND WORKSHOP  
GOOD SIZED PRIVATE GARDEN  
OWNED SOLAR PANELS  
OPEN PLAN LIVING AREA  
IDEAL FIRST TIME BUY





Entrance Hall	8' 3" x 3' 6" (2.51m x 1.07m) Door into;
Living Area	15' 7" x 12' 4" (4.75m x 3.76m) Stairs to first floor. Cast iron multi fuel burning stove. High level electric fuse board. Kitchen area with Belfast sink unit.
First Floor Landing	Stairs to loft room.
Bedroom	10' 5" x 8' 11" (3.17m x 2.72m) Built-in wardrobes.
Bathroom	7' 1" x 6' 4" (2.16m x 1.93m)
Loft Room	11' 11" x 11' 11" (3.63m x 3.63m) Eaves storage.
Outside	Tarmac hard standing providing off road parking and leading to large workshop 21' 0" x 8' 0" (6.40m x 2.44m) with mains lighting and power. Steps leading up an area of garden which is split between lawn and decking and enclosed by timber fencing. Owned solar panels.







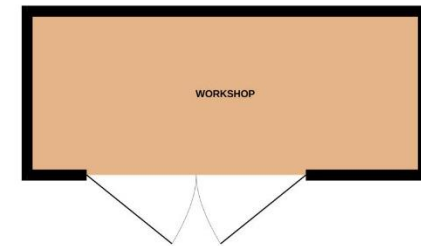
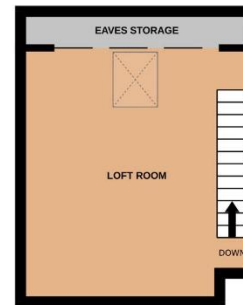
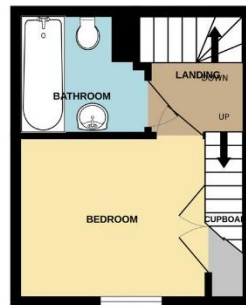
GROUND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



1ST FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



WORKSHOP  
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
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