



GIBBINS RICHARDS   
Making home moves happen

Chart Cottage, Ash Priors, Taunton TA4 3NQ  
Guide Price £475,000

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A near unique opportunity to acquire a spacious and extended character cottage in one of Taunton's most favoured villages and offered to the market with no onward chain. The property, immense in character and potential, offers three bedrooms, an extended ground floor, enhanced reception rooms and a beautiful rear garden. There is also a double garage, parking to the rear and off street parking to the front.

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

Chart Cottage is on the edge of the much sought after hamlet of Ash Priors, to the north west of Taunton. It is a Victorian stone built cottage with later editions and a slate roof and offers an entrance hall into a snug, which then extends into a large sitting room in two parts incorporating a dining area. To the rear there is an extended kitchen/breakfast room, off of which is a utility and ground floor cloakroom. There are two staircases leading to the first floor which has three bedrooms and two bathrooms. Externally the property has off street parking to the front for numerous cars and a driveway to the rear and access to a double garage. There is a wonderfully planted rear garden on two tiers. This is a beautiful cottage with lots of potential, the likes of which are seldom available on the market and an early viewing is highly recommended. The property has oil fired central heating and is in generally good order throughout, but could benefit from some further modernisation.

CHARACTERFUL COTTAGE IN SOUGHT AFTER LOCATION  
CLOSE TO ASH PRIORS COMMON AND THE VILLAGE ITSELF  
NO ONWARD CHAIN  
THREE BEDROOMS  
TWO BATHROOMS  
EXTENDED GROUND FLOOR  
PLEASANT REAR GARDEN  
DOUBLE GARAGE  
ADDITIONAL PARKING





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Entrance Hall	6' 6" x 3' 10" (1.99m x 1.18m)
Snug	18' 0" x 9' 10" (5.48m x 2.99m)
Sitting Room	31' 0" x 17' 0" (9.44m x 5.18m) narrowing to 12'
Kitchen	25' 0" x 10' 5" (7.61m x 3.17m)
Utility Room	10' 2" x 9' 3" (3.10m x 2.82m)
Cloakroom	
First Floor Landing	
Bedroom 1	14' 6" x 10' 0" (4.42m x 3.05m)
Bedroom 2	13' 3" x 11' 2" (4.04m x 3.40m)
Bedroom 3	13' 8" x 12' 0" (4.16m x 3.65m)
Shower Room	7' 8" x 6' 3" (2.34m x 1.90m)
Bathroom	10' 2" x 6' 2" (3.10m x 1.88m)
Outside	A well planted rear garden and double garage 16' 8" x 16' 8" (5.08m x 5.08m) with extra parking.



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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.

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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