

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

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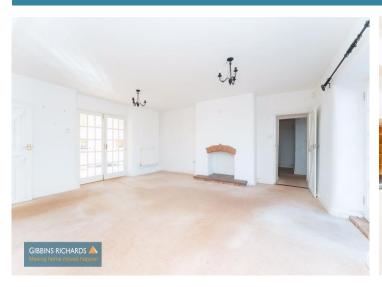
A near unique opportunity to acquire a spacious and extended character cottage in one of Taunton's most favoured villages and offered to the market with no onward chain. The property, immense in character and potential, offers three bedrooms, an extended ground floor, enhanced reception rooms and a beautiful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











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.













GROUND FLOOR 1ST FLOOR





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