



25 Home Orchard

Hatch Beauchamp, Taunton, Somerset, TA3 6TG

James
Gray

ESTATE AGENTS

An updated and beautifully appointed detached family home offering spacious accommodation, standing in large gardens of about 0.2 of an acre and situated on the edge of this popular development and enjoying southerly views over the adjoining countryside



Key features

- Entrance hall and cloakroom
- Sitting room with wood burning stove and bi-fold doors to rear garden
- Study/snug
- Large kitchen/dining room with bi-fold doors to garden and decked side garden. Utility room
- Main bedroom with en suite bath/shower room
- 4 further bedrooms. Family shower room
- Gas central heating and double glazing
- Large gardens with decking providing alfresco dining opportunities
- Large driveway with extensive parking. Recently constructed double garage
- Popular village with pub, primary school, hotel and Church

Services

All mains services connected. Gas central heating

EPC

C (72)

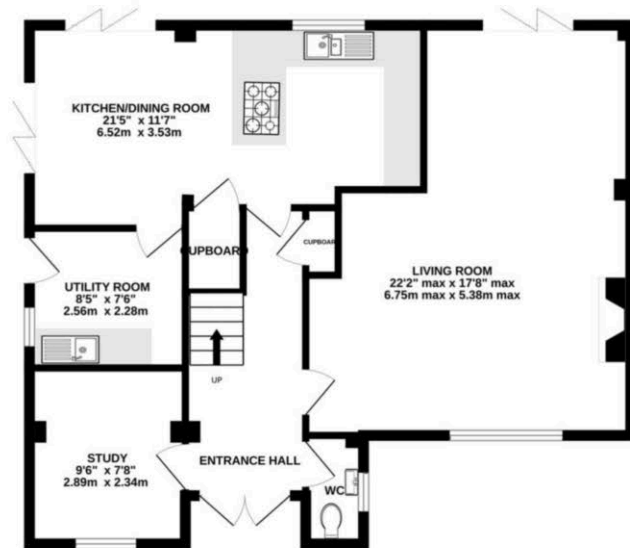
Council Tax

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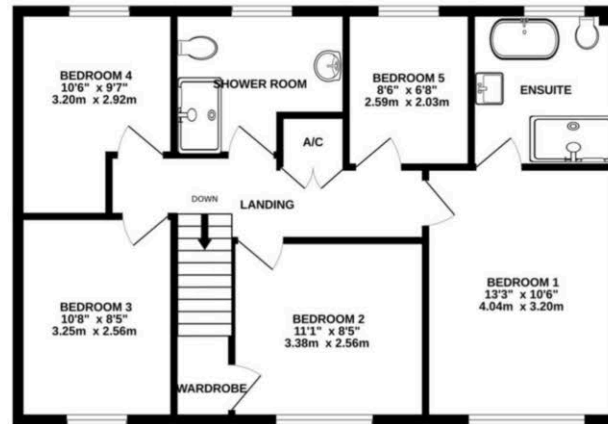




GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



GARAGE
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documents or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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