

for sale

£220,000



## Smithy Bishops Hull Taunton TA1 5DT

This spacious **THREE-BEDROOMED** home sits in a quiet, end of CUL DE SAC position within the popular area of **BISHOPS HULL**. The property boasts **DRIVEWAY**, south-facing garden and great access to **MUSGROVE HOSPITAL**. In need of some modernisation. Early viewing advised!



# Smithy Bishops Hull Taunton TA1 5DT

## Front Door

Leading into...

## Entrance Hall

Telephone point, wall-mounted radiator and stairs rising to the first floor. Doors to the Lounge, Dining Room and Kitchen.

## Lounge

14' 4" x 10' 10" ( 4.37m x 3.30m )

A generous reception room with a television point, gas fireplace, wall-mounted radiator, built-in cupboard and window to rear aspect.

## Dining Room

10' 10" x 9' 7" ( 3.30m x 2.92m )

A second versatile reception room featuring a wall-mounted radiator and window to rear aspect.

## Kitchen

12' 1" x 6' 10" ( 3.68m x 2.08m )

The kitchen features a range of fitted wall and base units with work surfaces incorporating a sink with drainer. Recesses for a gas cooker, fridge/freezer, washing machine and dryer. Window to front aspect and wall-mounted radiator. Door to the...

## Side Alley

Doors to the brick storage areas, the front garden and rear garden.



## First Floor Landing

Loft hatch and window to front aspect. Doors to all bedrooms and the Shower Room.

### Bedroom 1

13' 2" x 10' 9" ( 4.01m x 3.28m )

Wall-mounted radiator and window to rear.

### Bedroom 2

11' 7" x 10' 10" ( 3.53m x 3.30m )

Wall-mounted gas boiler housed within a built-in cupboard. Wall-mounted radiator and window to rear aspect.

### Bedroom 3

10' 5" x 7' ( 3.17m x 2.13m )

Wall-mounted radiator and window to front aspect.

## Shower Room

A refitted suite comprising walk-in shower cubicle, low level WC and pedestal wash hand basin. Wall-mounted heated towel rail and window to side aspect.

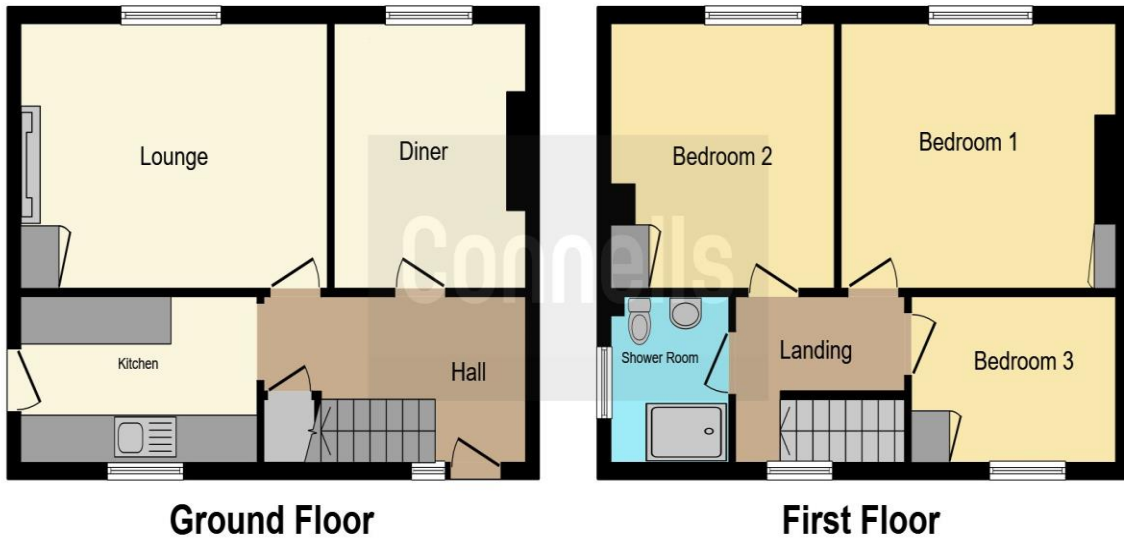
## Rear Garden

A real feature of this property is the generous and south facing garden laid to lawn. A 'blank canvas' for the new owner to landscape however they wish!

## Parking

Private driveway parking for one car to the front of the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### directions to this property:

From Taunton head West along Wellington New Road and take the third exit at the roundabout onto Silk Mills Road. At the traffic lights turn right onto Mountway Road and then turn right into Smithy where the property will be located at the end of the road.

To view this property please contact Connells on

**T 01823 334 433**  
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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312270 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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