

for sale

£300,000



Stonehouse Cottages Hele Taunton TA4 1AH

Connells are proud to bring to the market this delightful **THREE BEDROOM FAMILY COTTAGE** in the quiet hamlet of **HELE**. Available with **NO ONWARD CHAIN**. A rare and exciting opportunity.



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Front Door

Leading to...

Entrance Hall

Stained glass panel door leading to...

Lounge

17' 4" x 15' 7" (5.28m x 4.75m)

Radiator & electric heater. Double glazed window to front. Understairs storage cupboard. Log burning fireplace.

Kitchen

19' 1" x 7' 5" (5.82m x 2.26m)

Equipped with a range of wall and base-mounted units with solid

worktops. Recess for washing machine. Built-in oven with hob over. Extractor fan. Usb outlets. Wooden beams.

Dining Room

13' 6" x 9' 6" (4.11m x 2.90m)

Wooden beams. double doors leading to garden. Electric heater. Storage cupboard.

First Floor Landing

Loft access. Radiator. Wooden beams

Bedroom One

12' x 12' 4" (3.66m x 3.76m)

Radiator, built in storage cupboard, double doors leading out to the balcony. Skylight, built-in storage drawers, extra built-in eaves



storage

Bedroom Two

8' 11" x 12' 3" (2.72m x 3.73m)

Two radiators. Double glazed windows to front & side.

Bedroom Three

8' 1" x 12' 1" (2.46m x 3.68m)

Built-in wardrobe. Radiator. Double glazed window to front.

Rear Garden

Primarily laid to patio. This north-east facing garden Provides gated pedestrian access. Providing access to the garage and parking. Wooden storage shed.

Garage/Parking

Single garage to the side of the property with one parking space in front.





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

To view this property please contact Connells on

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Property Ref: TTN312715 - 0007

Tenure: Freehold EPC Rating: E

Council Tax Band: Deleted

view this property online connells.co.uk/Property/TTN312715



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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