

for sale

£240,000



Broomhay Cottage Hyde Lane Bathpool Taunton TA2 8BX

NO ONWARD CHAIN! A delightful **THREE BEDROOM** cottage located at the end of a small driveway and steeped in **CHARACTER** and charm. Features include a **SOUTHERLY FACING** rear garden, ample driveway, parking and local amenities within walking distance. View now!



Broomhay Cottage Hyde Lane Bathpool Taunton TA2 8BX

Front Door

Leading to...

Entrance Hall

Built-in understairs cupboard. Door to the rear garden. Doors to the Lounge, Kitchen and Bathroom.

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)

Features include a fireplace, television point, telephone point and two wall-mounted radiators. Door to the rear garden and stairs rising to the first floor.

Kitchen / Diner

12' 1" x 10' 8" (3.68m x 3.25m)

A good size Kitchen / Diner with a range of wall and base units. Work surfaces incorporating a sink with drainer. Recesses for a gas cooker, washing machine and fridge / freezer. Wall-mounted gas boiler (installed in 2023). Further features include a feature fireplace, two radiators, tiled splashbacks and two windows to the rear aspect.

Bathroom

Suite comprising low level WC, wash hand basin and bath. Front aspect window.

First Floor Landing

Wall-mounted radiator and window to rear aspect. Doors to all



bedrooms.

Bedroom One

12' 3" x 12' 1" (3.73m x 3.68m)

Shower cubicle with electric shower over. Wash hand basin. Exposed beams, wall-mounted radiator and window to rear aspect.

Bedroom Two

12' 3" x 12' 1" max (3.73m x 3.68m max)

Exposed beams, wall-mounted radiator and window to rear aspect.

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m)

Wall-mounted radiator and window to front aspect.

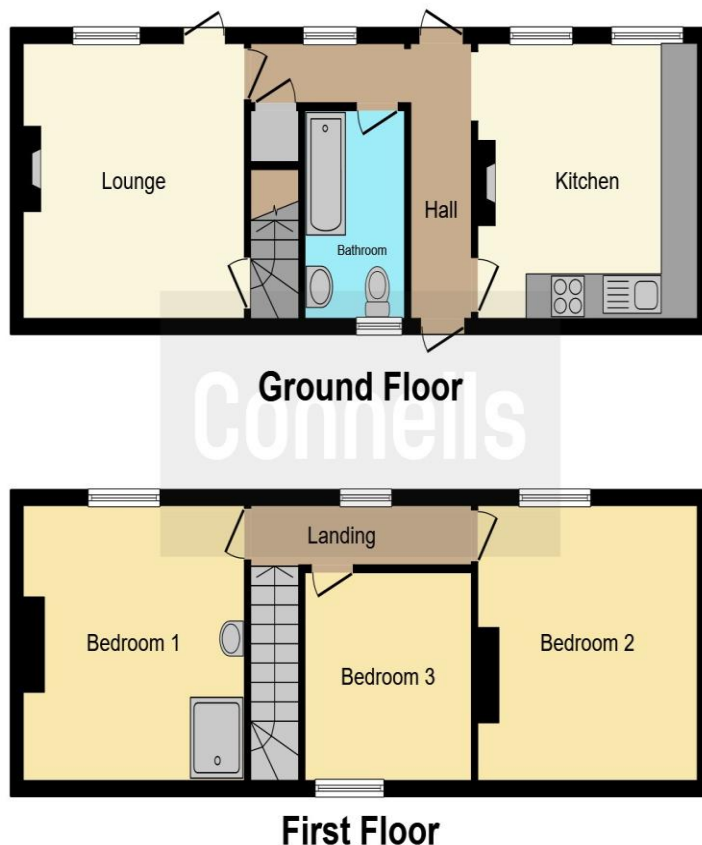
Garden

The property benefits from a large southerly facing garden primarily laid to lawn with a patio seating area, wooden shed and side pedestrian access via a wooden gate.

Parking

Hard standing space for one car to the front of the house.





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

directions to this property:

At the 'Creech Castle' traffic lights head north towards Bathpool turning right at 'The Bathpool Inn' onto Hyde Lane, the entrance to the property is on the bend of Hyde Lane and the property will be located on the left hand side at the end of the lane.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313117 - 0016

Tenure: Freehold EPC Rating: E

Council Tax Band: B

view this property online connells.co.uk/Property/TTN313117



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk