



5 New Buildings, Hillcommon, Taunton TA4 1DX
Guide Price £180,000

GIBBINS RICHARDS 
Making home moves happen

Early viewings recommended for this rarely available village located cottage. The property is in a livable condition but could do with some updating throughout. The property has a pleasant south facing garden and benefits from a large tandem garage. There are two good size bedrooms and a bathroom upstairs. Down stairs has a hallway, large lounge, a dining room and a kitchen.

THE PROPERTY

Situated in the village of Hillcommon a few miles to the west of Taunton this cottage is the perfect buy for a first time buyer. With some finishing off needed it is the perfect chance to put your stamp on a property. Hillcommon has the Orchard Inn and some other local amenities and also sits equidistant from both Norton Fitzwarren and Milverton

- TANDEM GARAGING
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- EXTENDED DINING ROOM
- 2 DOUBLE BEDROOMS
- VILLAGE LOCATION
- NEAR LOCAL AMENITIES
- IN NEED OF UPDATING
- DOUBLE GLAZED





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Hallway

Lounge 14' 1" x 11' 5" (4.29m x 3.48m)

Dining Room 13' 2" x 7' 5" (4.01m x 2.26m)

Kitchen 14' 1" x 8' 5" (4.29m x 2.56m) Stairs to first floor.

First Floor Landing

Bedroom 1 11' 6" x 9' 6" (3.50m x 2.89m)

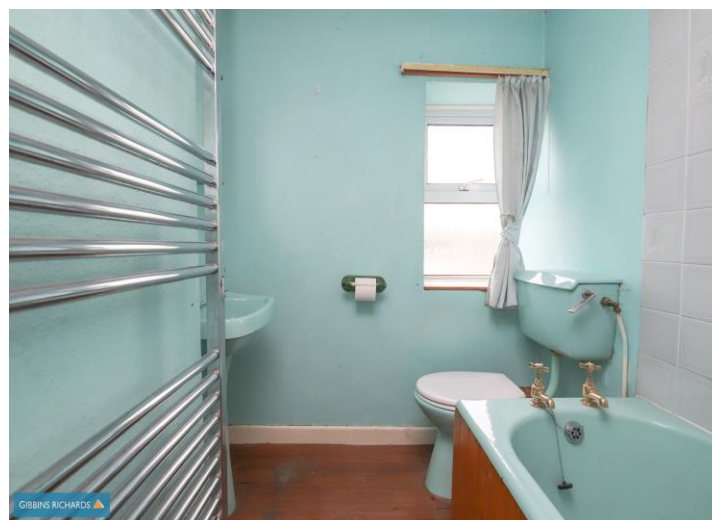
Bedroom 2 10' 10" x 8' 4" (3.30m x 2.54m)

Bathroom 7' 8" x 5' 10" (2.34m x 1.78m)

Outside There is a small side patio area. To the rear of the property is a south facing garden leading to a TANDEM GARAGE.



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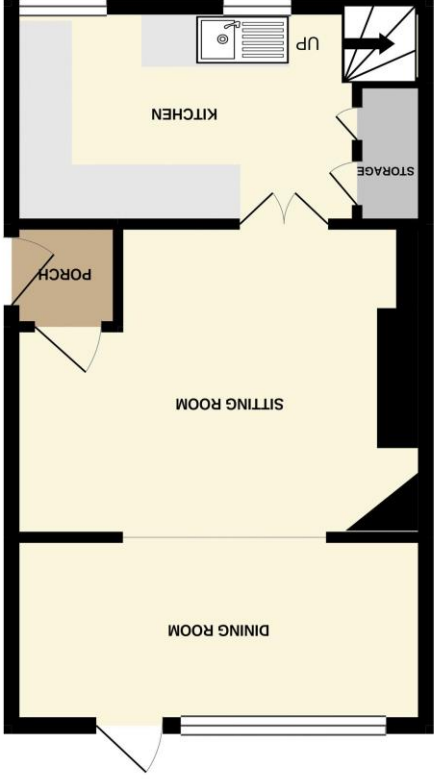


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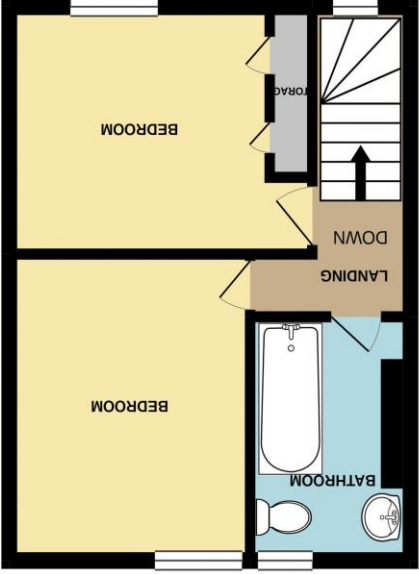


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GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 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 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

