

for sale

offers in excess of **£260,000**



Hill View Brompton Ralph TAUNTON TA4 2RX

Nestled in a charming west Somerset village commanding an impressive **ELEVATED POSITION** with fabulous far-reaching views. **GENEROUS GARDENS** to the front and rear this well-balanced mid-terrace home has much to offer and comes highly **RECOMMENDED**.



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Front Door

Leading to...

Entrance Porch

Leading to...

Entrance Hall

Steps rise to the first floor. Radiator.

Lounge

15' 1" max x 12' 1" (4.60m max x 3.68m)
Double glazed window to front. Radiator. Wood-burning stove.

Kitchen / Diner

18' 5" max x 10' 1" max (5.61m max x 3.07m max)

Double glazed windows to rear. Equipped with a comprehensive range of wall and base-mounted units with rolltop work surfaces, including a sink and drainer with mixer tap. Recesses include space and plumbing for an automatic washing machine and electric cooker point. Radiator.

Outer Lobby

Cloakroom

Obscure double glazed window to rear. Low-level WC, wash hand basin with splashback tile.

First Floor Landing



Main Bedroom

12' 1" max into cupboard x 12' 2" (3.68m max into cupboard x 3.71m)

Double glazed window to front. Radiator.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to rear. Radiator.

Bedroom Three

8' 10" max x 6' 8" max (2.69m max x 2.03m max)

Double glazed window to rear. Radiator.

Bathroom

Suite comprising low-level WC, pedestal wash hand basin, bath with wall-mounted electric shower over. Obscure double glazed window to front. Heated towel rail. Partial tiling.

Rear Garden

To the rear of the property there is a generous garden beautifully constructed on several tiers, including areas laid to brick-paving, and lawn, the upper-tier also contains a superb studio/cabin with solar power.

Front Garden

A generous front garden laid to brick-paving and lawn, dissected by a hardstanding pathway, and a further enclosed area laid to bark.





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

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Property Ref: TTN313255 - 0008

Tenure: Freehold EPC Rating: E

Council Tax Band: B

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