



GIBBINS RICHARDS
Making home moves happen

7 Moor Lane, Churchinford, Taunton TA3 7RE
£325,000

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No onward chain / Family home / Village location

A brilliant family home situated in the heart of an ever popular Blackdown Hills village. Within the Castle School catchment and also within an area of outstanding natural beauty.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

7 Moor Lane is a end of terrace house built in the mid 1980's and offers excellent space in the form of a sitting room with wood flooring and a log burner, kitchen/diner to the rear, three bedrooms and a bathroom. To the rear of the garden is a patio and lawn area with a covered pergola, ideal for outdoor dining and possibly a hot tub. There is also a rear pedestrian access and a shed to the side. Most noteworthy is the property's granted planning permissions - please ask the agent for more information. The house has a garage in a nearby block as well as a parking space in the close. It is well looked located for the heart of the village, with The York Inn just a few steps away and the village shop a little further up the hill.

89.2 Approximate square footage
Central village location
Three bedroomed house
Beautiful interior
Gardens, garage and parking
Close to pub and shop
Castle school catchment
Area of Outstanding Natural Beauty
No onward chain

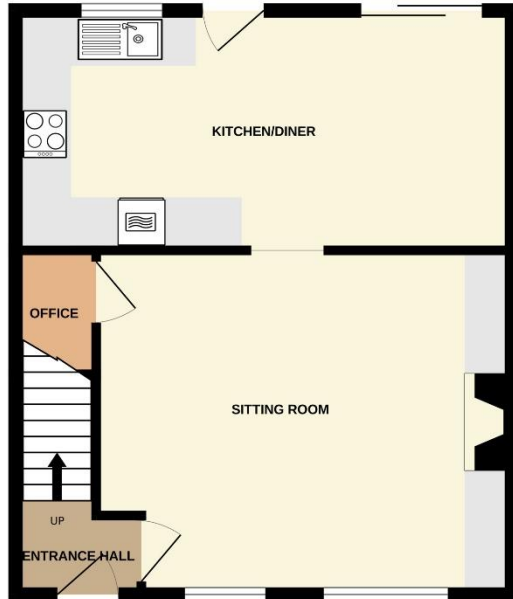




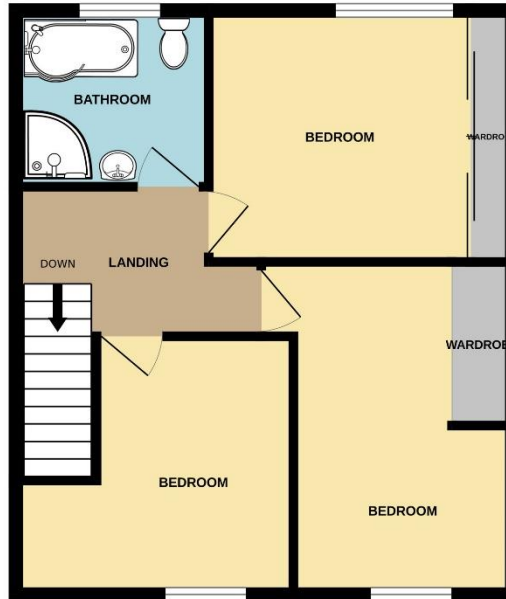
Entrance Hall	Stairs to the first floor.
Sitting Room	15' 5" x 14' 0" (4.70m x 4.26m)
Kitchen/Diner	20' 4" x 9' 1" (6.19m x 2.77m) Doors opening to the rear.
First Floor Landing	
Bedroom 1	10' 8" x 10' 3" (3.25m x 3.12m) Built-in wardrobes.
Bedroom 2	13' 9" x 9' 0" (4.19m x 2.74m) Built-in wardrobes.
Bedroom 3	10' 4" x 7' 8" widening to 10' 11" (3.15m x 2.34m) Built-in wardrobes.
Bathroom	7' 10" x 7' 1" (2.39m x 2.16m) Four piece suite.
Outside	To the front is a gravelled approach to the property with a veranda porch and a cupboard log store. Parking to the side. To the rear is a patio and lawn area, covered Pergola dining area and a garden shed.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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 error, 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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