



Symonds  
& Sampson

## 2 Nightingale Acre

Hatch Beauchamp, Taunton, Somerset



# 2 Nightingale Acre

Hatch Beauchamp

Taunton

Somerset TA3 6TF

Thoughtfully redesigned to complement contemporary family life, this attractive detached home offers a spacious and sociable kitchen/dining room, a practical utility area, and a versatile home office or playroom, all set within a highly desirable village location.



- Link-detached house in cul de sac location
- Popular village within easy reach of great road links
- Practical and sociable open-plan kitchen / dining room
  - Adjoining utility area with downstairs WC
- Home office / family room and separate sitting room
  - Former garage / store and private driveway
  - Pleasant garden with leafy backdrop

Guide Price **£325,000**

Freehold

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## THE PROPERTY

Having been much improved by the current owner, including the installation of LPG gas central heating, this attractive link-detached house now offers practical, stylish and sociable living spaces that suit modern family living or those who like to entertain. Set in a pleasant cul de sac away from busy traffic it has a lot to offer if you want a lower-maintenance home that ticks a great deal of boxes.

## ACCOMMODATION

A practical double-glazed entrance porch leads through the front door into a stunning open-plan kitchen and dining area. Designed with family living in mind, the space comfortably accommodates a large dining table and features bespoke solid wood cabinetry throughout, including an ingenious under-stairs drawer system that maximises storage. The kitchen is equipped with an LPG range cooker (available by separate negotiation), an integrated dishwasher, and space for a freestanding fridge-freezer. Stylish finishing touches include a contemporary pewter-effect vertical radiator, recessed ceiling lighting, and rustic ochre-glazed wall tiles. Additional open shelving beneath the stairs provides useful storage for cookbooks, pantry items, or decorative displays.

Adjacent to the kitchen is a downstairs cloakroom with neutral tiling, along with a practical utility area offering space for a washing machine, tumble dryer, and additional freezer if desired.

To the rear of the property, a versatile additional reception room provides the perfect space for a home office, playroom, or cosy snug. The separate main living room is beautifully presented, featuring a contemporary wood-burning stove set on a slate hearth, creating a warm and inviting atmosphere. Both rooms enjoy direct access to the rear garden, enhancing the home's connection to outdoor living.

On the first floor is a practical and modernised bathroom with suite including L-shaped bath with shower area and glass screen, vanity wash hand basin and adjoining WC. The three bedrooms are a good size with a generous double at the front incorporating a walk-in overstairs wardrobe. The second bedroom is a lovely double room with outlook to the rear, as is the third bedroom which is a generous single or small double room.







## OUTSIDE

To the front a driveway provides parking and access to the former garage which still offers great storage space, with additional gravelled frontage extending into a pathway that leads down the side of the house and gives handy access through a gate to the rear garden. The rear garden is a nice size, being triangular in shape and benefits from a pleasant leafy backdrop with mature trees behind. The garden is mostly lawned making it family friendly with a gravelled area and flower borders. The LPG gas bottles lie to one side.

## SITUATION

Hatch Beauchamp lies to the east of the A358 and therefore has

excellent road links towards the M5 at Taunton, and the A303 / A30 at Ilminster, as well as the A378 to Curry Rivel and Langport. Hatch Beauchamp is a nice size village with a pub, the Hatch Inn, and Farthings country house hotel. There is a lovely village recreation ground and village hall with cricket pitch, tennis court and multi-use games area. There is also a small village primary school. The village has its own cafe / village shop, whilst there is also a shop and post office at Curry Mallet. The extensive shopping of the county town Taunton lies within easy driving distance, as does the thriving and attractive market town of Ilminster to the south.

## DIRECTIONS

What3words/////tastes.maple.honestly

## SERVICES

Mains electricity, water and drainage are connected. LPG gas central heating has been installed during 2022.

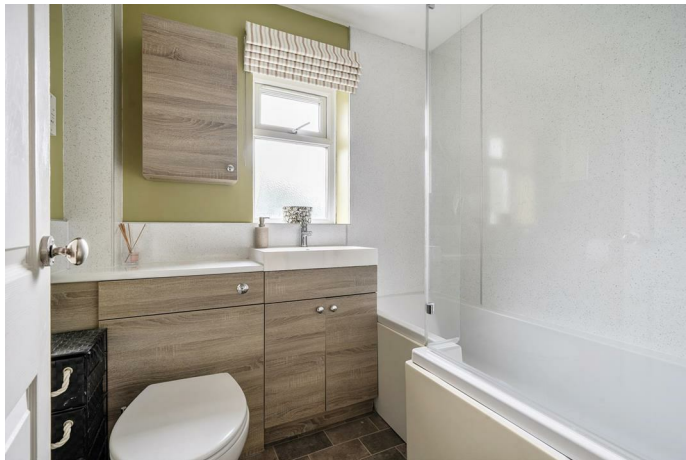
Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom.org.uk for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band C

Please note the EPC was carried out prior to the current vendors' ownership. The previous electric heating and hot water system has been upgraded to LPG gas central heating, and a contemporary woodburning stove added, and therefore this should improve the energy efficiency.







| Energy Efficiency Rating                         |   | Current                 | Target |
|--------------------------------------------------|---|-------------------------|--------|
| Very energy efficient - lower running costs      | A |                         |        |
| Energy efficient - lower running costs           | B |                         |        |
| Decent energy efficiency - lower running costs   | C |                         |        |
| Some energy efficiency - lower running costs     | D |                         |        |
| Not very energy efficient - higher running costs | E |                         |        |
| Energy inefficient - higher running costs        | F |                         |        |
| Very energy inefficient - higher running costs   | G |                         |        |
| England & Wales                                  |   | EU Directive 2002/91/EC |        |



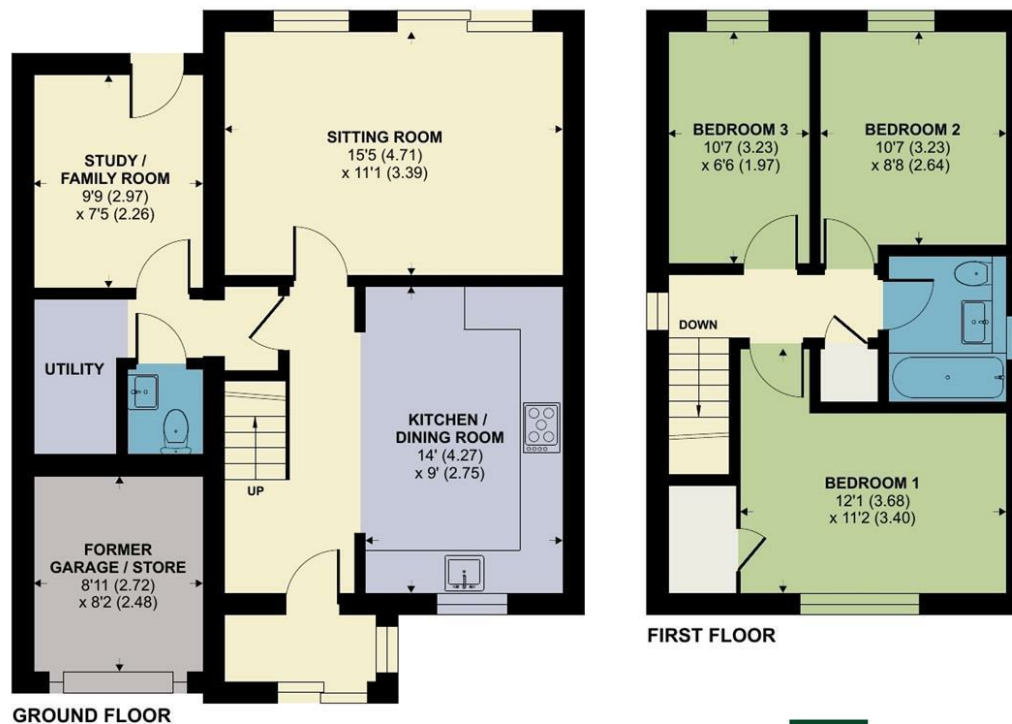
## Hatch Beauchamp, Taunton

Approximate Area = 971 sq ft / 90.2 sq m

Garage = 69 sq ft / 6.4 sq m

Total = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1464805

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ILM/AJW/020626



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