



5 Hamwood Terrace



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Bishops Hull, Taunton, Somerset, TA1 5DZ

Taunton Town Centre 1.5 Miles - Musgrove Park Hospital 0.8 Miles - M5 (Junction 25) 4.6 Miles

An attractive 2 bedroom, end terrace property in a popular village location close to the town and hospital

- Great Location
- Recently redecorated
- Two bedrooms
- Castle School Catchment
- Council Tax Band: B
- Two reception rooms
- Groundfloor shower room
- Garden and garage
- No onward chain
- Freehold

Guide Price £220,000

SITUATION

The village of Bishops Hull benefits from facilities including a popular primary school, village hall, pub and village shops. The property is within the catchment area for the highly sought after Castle Secondary school, a short walking distance to well sought after Bishops Hull primary school and a 10 min walk to Musgrove Park hospital (via shortcut). Taunton is the County Town and benefits from excellent transportation links with fast rail services to London Paddington as well as access to the M5 interchange at Junction 25.

DESCRIPTION

5 Hamwood Terrace is an attractive 2 bedroom, end terrace property in a popular village location close to the town and hospital with garden and garage. With letting potential in the region of £1250 per calendar month and is offered with no onward chain.



ACCOMMODATION

From the front of the property, entrance porch with door through to; Cosy sitting room with wood burner, radiator, carpet and window overlooking the front of the property. Convenient room with cupboard housing the boiler, carpet and radiator. Open plan leading to the kitchen and stairs rising to the first floor. Fitted kitchen with oven, electric hob, sink, space and plumbing for washing machine and free standing fridge freezer. Door to rear garden. Downstairs shower room comprising of; WC, wash hand basin, walk in shower cubicle. Carpeted stairs and landing with doors to; Double bedroom with built in cupboard and wardrobes, carpet, radiator and window overlooking the front of the property. Doubled bedroom with built in wardrobe, carpet and radiator, overlooking the rear garden.

OUTSIDE

The rear garden is enclosed with steps up to the lawned area, access to the garage. There is a pedestrian side gate with right of way for neighbouring properties. The property benefits from a garage.

AGENT'S NOTE

The neighbouring property, number 4, has a right of way over the rear of number 5.

SERVICES

Mains electricity, drainage, water, gas. Gas central heating & Wood burner. Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.9 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ofcom predicted mobile coverage for voice and data: Internal likely on O2. External likely on EE, Three, O2 and Vodafone. Please note the agents have not inspected or tested the services.

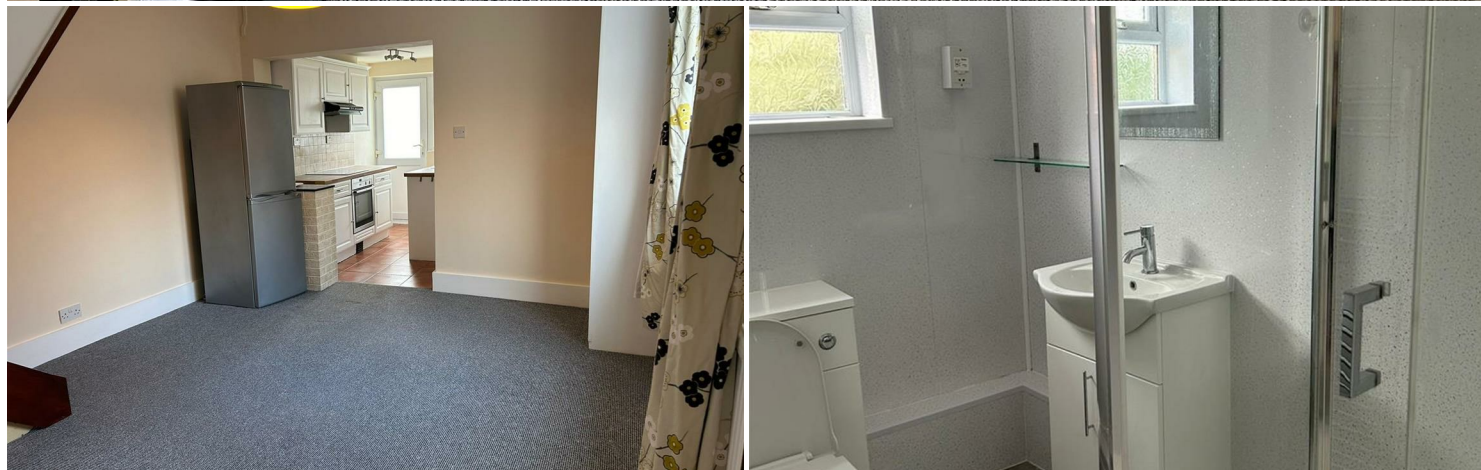
LETTINGS

This property has, in recent years, secured a rental income of £1,250 per calendar month.

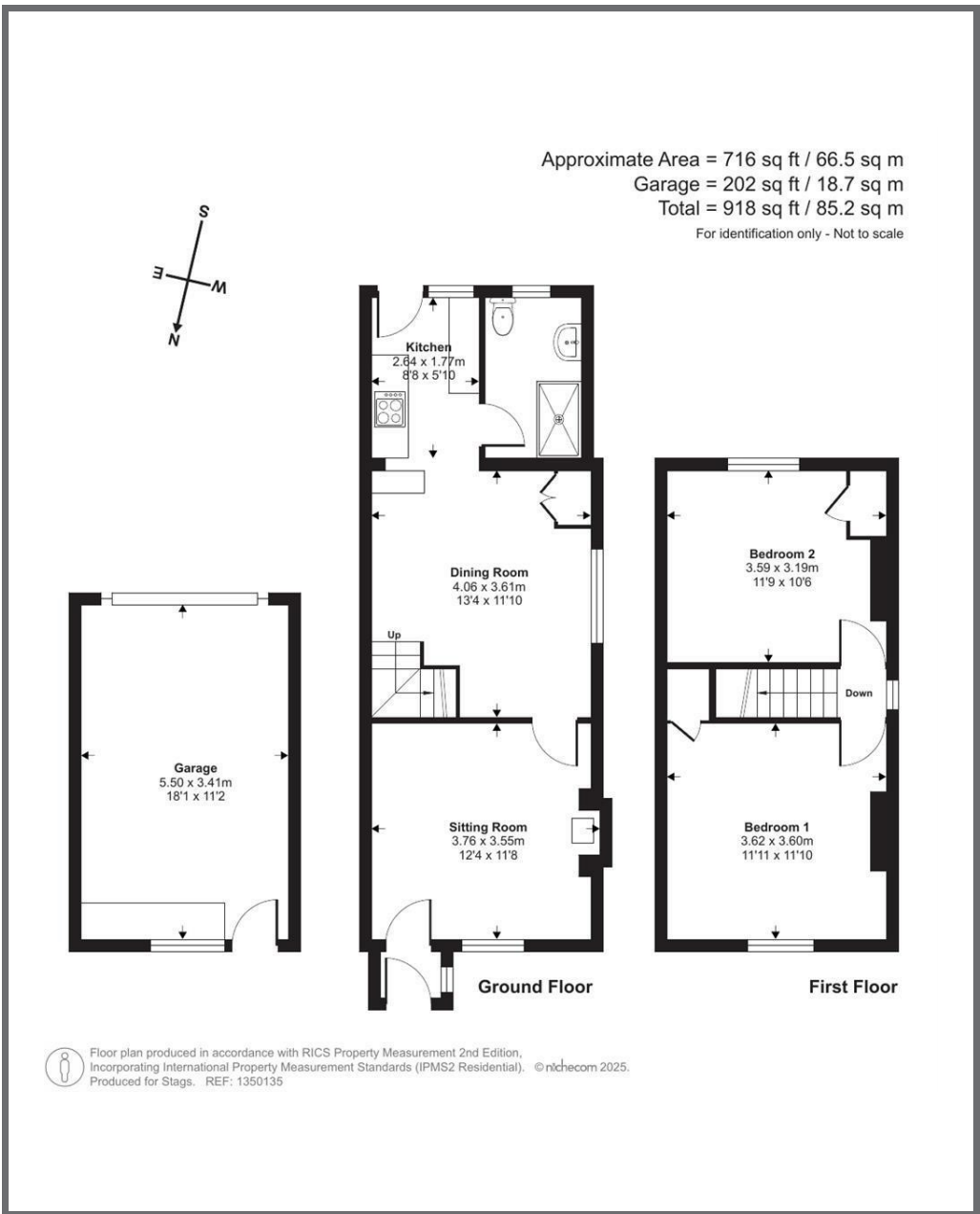
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or rentals.taunton@stags.co.uk.

DIRECTIONS

From the traffic lights on Silk Mills Road turn left into Bishop's Hull and the property can be found on the left hand side identifiable by a Stags For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



5 Hammet Street, Taunton, TA1 1RZ

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01823 256625



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	63	
England & Wales		EU Directive 2002/91/EC