



Half Acre, Hatch Green, Hatch Beauchamp,
Taunton, Somerset, TA3 6TN

Guide Price £550,000

3 bedrooms
Ref:EH001746



ENGLISH HOMES

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Current Council Tax Band E
EPC Band E

Overview

- A 3 double bedroom detached bungalow
- Located in a rural position on a no through road
- Convenient access to the A358, A303 and M5
- Backing onto open countryside
- Master with en-suite
- Flexible living accommodation
- Spacious level lawned garden with multiple storage sheds
- Newly fitted carpets, re-decorated and landscaped gardens
- Off road parking for multiple vehicles
- Cloakroom



This deceptively spacious 3 double bedroom detached bungalow is versatile in its' use depending on family size. Set in a no through road with a spacious wrap around garden which backs onto open countryside, this property is ideal for those looking for country living whilst being within convenient access to all arterial road links. If you were planning to grow your own there is a vegetable patch you can potter in. There are 2 large bright and airy reception rooms, one with a wood burning stove, together with a study if you were looking to work from home. Further benefits include off road parking for multiple vehicles, uPVC double glazing, cloakroom, master with en-suite and oil fired central heating. There has been recent renovation and improvement by the existing owner, including re-decoration, re-carpeting and a complete re-generation of the garden, so all you need to do is move your furniture in and enjoy this lovely country residence.



ACCOMMODATION:

uPVC double glazed door provides access:

Porch:

Front aspect uPVC double glazed window, tiled flooring, uPVC double glazed door through to:

Entrance Hallway:

Radiator, tiled flooring, coving, storage cupboard, doors off to cloakroom, hallway and kitchen.

Cloakroom:

Front aspect opaque uPVC double glazed window, low level toilet, Vanity wash hand basin, radiator, tiled splash backs, tiled flooring.

Hallway:

Rear aspect uPVC double glazed window, tiled flooring, oil fired boiler, uPVC double glazed door to the rear garden, doors to:

Utility Room: 7' 9" x 4' 0" (2.37m x 1.23m)

Front aspect uPVC double glazed window, radiator, tiled flooring.

Living Room: 17' 0" x 15' 10" (5.17m x 4.83m)

Dual aspect uPVC double glazed windows to the front and side, radiators, loft hatch access,



uPVC double glazed French doors leading to the rear garden.

Kitchen/Breakfast Room: 16' 7" x 8' 4" (5.05m x 2.54m)

2 side aspect uPVC double glazed windows, tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space and plumbing for washing machine and dish washer, space for range cooker, stainless steel extractor hood and light over, space for upright fridge/freezer, tiled splash backs, tiled flooring, under counter fan heater, spot lights, coving, doors off to:

Dining/Family Room: 15' 8" x 14' 0" (4.77m x 4.27m)

uPVC double glazed French doors to the rear garden, radiator, coving, laminate flooring, wood burner with slate hearth, glass panel door to:

Study: 8' 3" x 8' 5" (2.52m x 2.57m)

Dual aspect uPVC double glazed windows to the rear and side, tiled flooring, opaque uPVC double glazed door to rear garden.

Inner Hallway:

Loft hatch access, coving, thermostatic control, storage cupboard with slatted shelving, doors off to:

Bedroom 1: 13' 0" x 8' 11" (3.95m x 2.71m)

Max measurements. Front aspect uPVC double glazed window, radiator, coving, door to:



En-Suite:

Front aspect opaque uPVC double glazed window, shower cubicle, low level dual flush toilet, pedestal wash hand basin, tiled to full height, coving.

Bedroom 2: 13' 0" x 8' 11" (3.96m x 2.73m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 3: 10' 0" x 9' 3" (3.04m x 2.81m)

Rear aspect uPVC double glazed window, radiator.

Shower Room:

Front aspect opaque uPVC double glazed window, tiled window sill, corner shower cubicle, low level dual flush toilet, pedestal wash hand basin, radiator, tiled to full height, wall mounted shaver point and strip light.

Outside:

The property is set in a wonderful plot. To the front is a tarmacadum driveway providing off road parking. The front garden is laid to lawn

with well stocked borders with fence panels to the side. To the rear is a lovely level garden which has a gravelled patio, ideal for outdoor socialising. The garden is laid to lawn and backs onto open countryside. There is also a vegetable plot with a spacious wooden shed, divided into 3 compartments.

Amenities:

Hatch Beauchamp is a favoured Somerset village situated midway between Taunton and Ilminster. Local facilities include a village pub, primary school, village hall and Farthings Restaurant. The county town of Taunton is approximately 7 miles away with easy access to the M5 and main line rail link to London Paddington.

Directions:

What3words: ///piglet.lamps.ironic

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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