



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

Guide Price £525,000

3 bedrooms
Ref:EH001746



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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
- Oil fired central heating
- Off road parking for multiple vehicles



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 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.



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 an iron trellis gate leading to a tarmac driveway providing off road

parking. The front garden is laid to lawn with well stocked borders with fence panel and fir tree surround. 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. Enclosed within the garden is a wooden lean-to providing storage space, greenhouse and summerhouse. 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:

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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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