



27 Station Road, Hatch Beauchamp, Taunton TA3 6SQ  
£285,000

**GIBBINS RICHARDS**   
Making home moves happen



A spacious end of terrace three bedroomed family home offered in wonderful condition with the added benefit of a log burner, beautiful rear garden, attached garage and parking. The property is an ideal second step or first time buy and an early viewing is highly recommended.

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

27 Station Road is accessed via a front path leading to a small entrance porch. This then leads to the entrance hall and a good sized and modern fitted kitchen/dining room. There is then a ground floor cloakroom and a lovely sitting room to the rear with fitted log burner and patio doors leading out to a delightful enclosed garden. On the first floor there are three good sized bedrooms and a family bathroom. The property is further augmented by an attached garage and parking. The garden has a greenhouse, shed and vegetable beds. Station Road occupies a favourable position within the village and benefits from minimal passing traffic, yet good access to local amenities and to Taunton, the A358 and the M5 motorway.

THREE BEDROOMED END OF TERRACE HOME  
SPACIOUS ACCOMMODATION THROUGHOUT  
KITCHEN/BREAKFAST ROOM  
SITTING ROOM WITH LOG BURNER  
GROUND FLOOR CLOAKROOM  
DELIGHTFUL ENCLOSED GARDENS TO THE REAR  
ATTACHED GARAGE AND PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
POPULAR RESIDENTIAL SECTOR OF THE VILLAGE



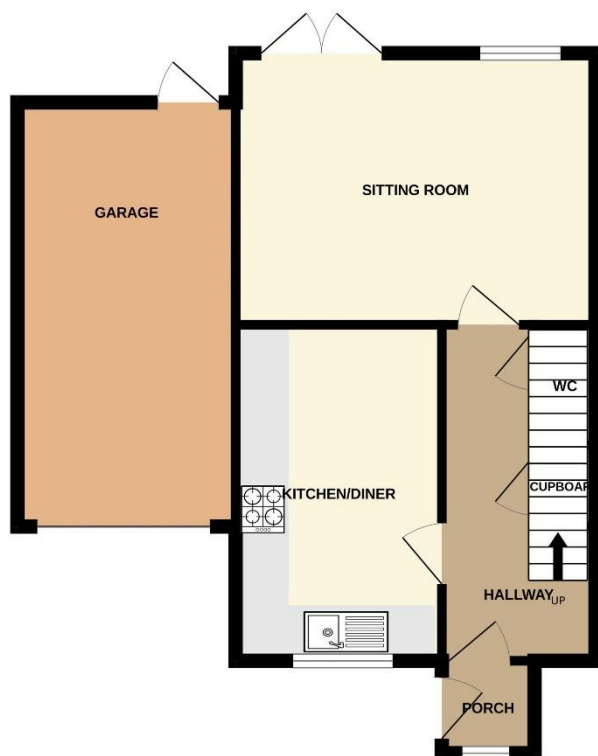




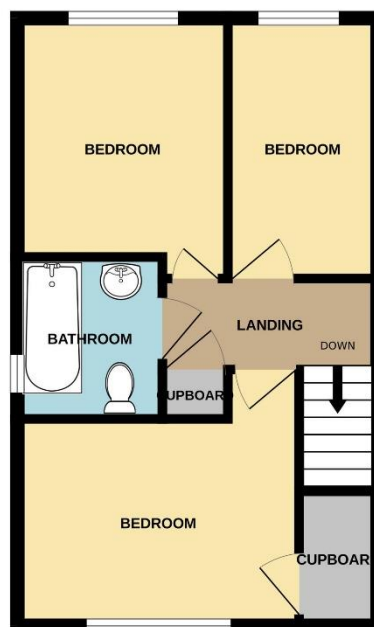
Entrance Porch	
Entrance Hall	Wood flooring and under stairs cupboard.
Cloakroom	
Kitchen/Dining Room	13' 9" x 8' 4" (4.19m x 2.54m) Tiled floor.
Sitting Room	14' 9" x 11' 1" (4.49m x 3.38m) Log burner and patio doors out to the rear garden.
First Floor Landing	Airing cupboard and access to the loft space via ladder.
Bedroom 1	11' 5" x 8' 4" (3.48m x 2.54m) Plus built-in wardrobe.
Bedroom 2	9' 7" x 8' 5" (2.92m x 2.56m)
Bedroom 3	10' 5" x 6' 1" (3.17m x 1.85m)
Bathroom	6' 6" x 5' 4" (1.98m x 1.62m)
Outside	There is an attached single garage with parking in front. Delightful enclosed rear garden which is bordered by mature trees to the end and has a greenhouse, shed and some raised vegetables bed, as well as patio and lawned areas.



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



FIRST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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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