



GIBBINS RICHARDS   
Making home moves happen

**Beria Cottage, Station Road, Hatch Beauchamp, Taunton TA3 6SQ**  
**£275,000**

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A period character cottage located in the heart of this popular village, offering spacious two bedroomed accommodation, off street parking and cottage gardens. The property is offered with no onward chain and an internal viewing is highly recommended due to the scarce nature of this type of property being available.

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

Beria Cottage is approached via two vehicle gates across a hardstanding which provides parking for one car. There is then a door into an entrance hall, which has tiled floor and space for a large American style fridge freezer. Access into a fitted kitchen, as well as access into two principle reception rooms on the ground floor, a dining room and a sitting room. The dining room having access via a staircase to the first floor, and the sitting room having a log burner. To the first floor are two good sized double bedrooms and a bathroom. The property sits in cottage gardens as well as one off street parking space. The cottage has all main services connected and is offered to the market with no onward chain. Hatch Beauchamp is a popular village with a great sense of community with a fantastic village pub and good access through to the M5 motorway at junction 25 and the A358.

CHARACTER SEMI DETACHED COTTAGE  
CENTRAL VILLAGE LOCATION  
TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS  
BATHROOM, KITCHEN, ENTRANCE HALL  
OFF-ROAD PARKING  
COTTAGE GARDENS  
CLOSE TO ROAD LINKS, PUB ACROSS THE ROAD  
CENTRAL HEATING, LOG BURNER







## Entrance Hall

Kitchen 11' 2" x 8' 2" (3.40m x 2.49m)

Dining Room 13' 5" x 11' 5" (4.09m x 3.48m)  
Wooden flooring.

Sitting Room 14' 8" x 13' 7" (4.47m x 4.14m) Log burner and wooden flooring. Stairs to:

## First Floor Landing

Bedroom 1 11' 9" x 10' 4" (3.58m x 3.15m) Built-in cupboards.

Bedroom 2 10' 3" x 8' 8" (3.12m x 2.64m)

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)

Outside  
An enclosed courtyard cottage garden with patio areas and flower beds. Off street parking behind the gates for one car.



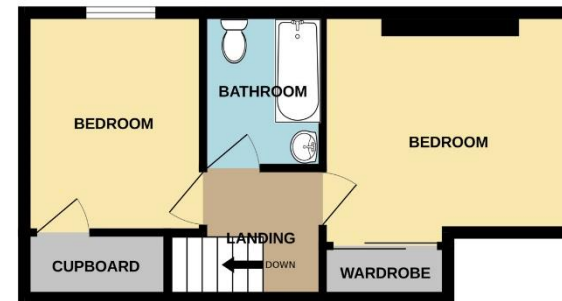




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)