



GIBBINS RICHARDS
Making home moves happen

Honeysuckle Cottage Cheats Road, Ruishton, Taunton TA3 5JL

£200,000

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A brilliant refurbishment project offered to the market with no ongoing chain. This two bedroomed cottage is in need of some improvement and is located in a fabulous part of Ruishton to the east of Taunton town centre.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The cottage is accessed via a front door which leads straight into the front sitting room and a short hallway leads past the down stairs bathroom to a fitted kitchen area. There are then stairs up to the first floor leading to two double bedrooms. To the rear of the kitchen is a large single storey extension room which was formally used as a sitting room with double doors leading out to a most beautiful rear garden with patio and elevated flower beds. The cottage certainly needs some upgrading throughout and could benefit from a new kitchen, bathroom, wiring, heating and possibly a new roof. Nevertheless, it is presented to the market as a wonderful and well priced opportunity to acquire a fantastic project which would make an ideal first time buy or small family home. There is the undoubted benefit to the front of two off road parking spaces. One future use for the property would be to utilise the front room as a commercial premises (subject to planning

MID TERRACE TWO BEDROOMED COTTAGE
IN NEED OF REFURBISHMENT
TWO RECEPTION ROOMS, KITCHEN, BATHROOM
GOOD SIZED REAR GARDENS WITH PATIO AND PLANTED AREAS
TWO OFF ROAD PARKING SPACES
IN NEED OF SOME IMPROVEMENT
EXCELLENT FIRST TIME BUY OR FAMILY HOME
VILLAGE LOCATION
NO ONWARD CHAIN
VIEWING RECOMENDED





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Entrance	
Sitting Room	12' 5" x 10' 3" (3.78m x 3.12m) Slate floor.
Inner Hallway	
Bathroom	
Kitchen	9' 9" x 9' 5" (2.97m x 2.87m)
Rear Sitting Room	14' 3" x 13' 0" (4.34m x 3.96m) Obscure room.
First Floor Landing	
Bedroom 1	14' 4" x 10' 5" (4.37m x 3.17m) max (L-shaped)
Bedroom 2	10' 1" x 9' 4" (3.07m x 2.84m)
Outside	To the rear there is access via the patio doors in the extended ground floor sitting room out to a lovely rear garden which has got a patio to the immediate rear and then shallow steps leading up to various grassed and planted areas. There is a timber store shed towards the rear of the garden and still more garden beyond that.



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GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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.

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