



2 Home Cottages, Frieze Hill, Taunton TA1 1HB
Offers in Excess of £200,000

GIBBINS RICHARDS 
Making home moves happen

Situated on a quiet lane, this charming two bedroomed home has been thoughtfully upgraded within the past year, offer stylish and contemporary living throughout. The property benefits from a modern fitted kitchen with integrated appliances, a new boiler, updated electrical systems, new flooring and elegant Oak internal doors. The property also benefits from a newly built front porch, adding further character to the home. Nestled in a tranquil setting, the property overlooks allotments at the front providing a green outlook. Just a short walk from local amenities, this residence combines privacy with convenience. No onward chain.

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

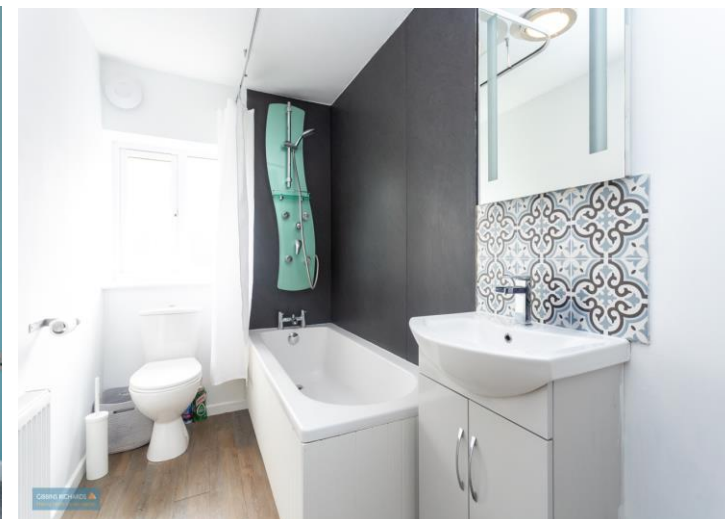
Ideal as a first time home or an investment property, it also benefits from a generous sunny courtyard garden with a practical storage area beneath the house, offering valuable internal storage options. This is an excellent opportunity to acquire a beautifully updated home in a desirable quiet location close to local schools, amenities and excellent train and bus routes for commuting.

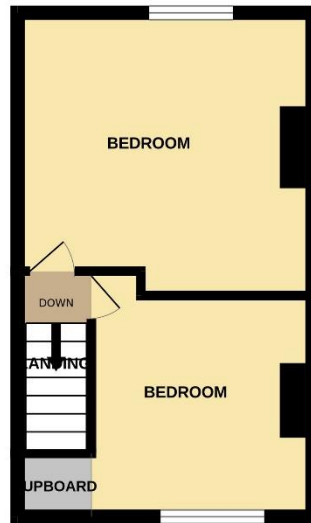
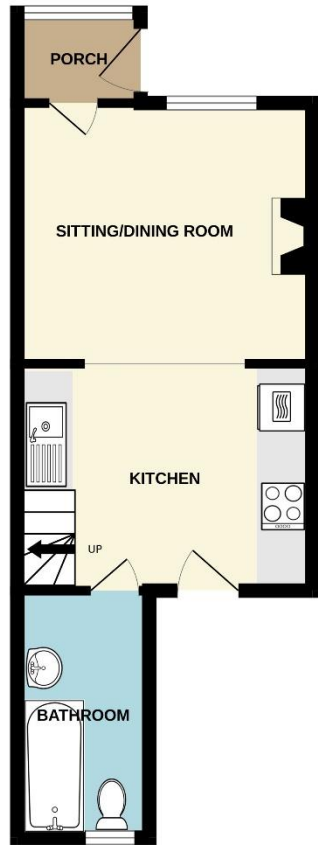
NO ONWARD CHAIN
PERFECT FOR FIRST TIME BUYERS OR INVESTORS
QUIET LOCATION
GAS CENTRAL HEATING
MODERN FITTED KITCHEN
NEW BOILER
OAK INTERNAL DOORS





Entrance Porch	5' 1" x 3' 8" (1.54m x 1.12m)
Sitting/Dining Room	12' 1" x 10' 8" (3.68m x 3.25m)
Kitchen	12' 1" x 9' 3" (3.68m x 2.82m)
Bathroom	10' 1" x 5' 5" (3.08m x 1.65m)
First Floor Landing	
Bedroom 1	12' 1" x 11' 7" (3.68m x 3.52m)
Bedroom 2	10' 0" x 9' 1" (3.06m x 2.76m)
Outside	Generous sunny rear courtyard garden with a practical storage area beneath the house, offering valuable internal storage options.





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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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