



GIBBINS RICHARDS 
Making home moves happen

5 New Buildings, Hillcommon, Taunton TA4 1DX
£245,000

GIBBINS RICHARDS 
Making home moves happen

This beautifully presented two double bedroom cottage is full of character and offers an abundance of practical features. The property has two fully enclosed rear gardens with a large workshop and a single garage, both equipped with electrics. The property also benefits from a generous driveway, offering parking for multiple vehicles. Inside, the cottage is finished to a high standard throughout with a modern kitchen, stylish bathroom, a living room, complete with a working log burner. Overall, this is a wonderfully maintained home offering spacious accommodation, excellent storage solutions, and superb outdoor space.

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

This cottage is situated in the village of Hillcommon, a few miles west of Taunton. There is a popular pub nearby and a wider range of amenities can be found in the village of Norton Fitzwarren, whilst Taunton town centre itself is less than four miles away.

TWO DOUBLE BEDROOMS
OFF ROAD PARKING
WORKSHOP & GARAGE WITH ELECTRIC
CLOSE TO LOVELY WALKS
GAS CENTRAL HEATING & DOUBLE GLAZING
WORKING LOG BURNER
EASY ACCESS TO TAUNTON & WELLINGTON



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



ACCOMODATION

Kitchen	15' 8" x 7' 8" (4.78m x 2.34m)
Living Room	15' 7" x 11' 3" (4.75m x 3.43m)
Dining Room	11' 3" x 6' 8" (3.44m x 2.02m)
Bedroom One	11' 10" x 8' 6" (3.60m x 2.60m)
Bedroom Two	10' 11" x 9' 5" (3.32m x 2.87m)
Bathroom	7' 7" x 4' 6" (2.30m x 1.38m) Plus bath recess

Outside

The property has rear gardens, workshop, single garage, both fitted with electrics for added convenience and driveway providing ample off-road parking.

Agents Notes

There is a right of way at the rear for the neighbour to access the garden.



GROUND FLOOR



1ST 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.
Made with Metropix ©2025



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.
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.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk