



11 Shutemead, Bishops Hull, Taunton TA1 5EJ

£220,000

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No onward chain*Some improvement required*Excellent location

This three bedroom end terrace property is situated in a superb and convenient location on the edge of Bishops Hull, offered to the market with no onward chain. It represents an ideal family home and falls within the Castle School catchment area.

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

The property is accessed via a good-sized front garden leading into the entrance hall. There is a full-depth sitting room with a gas fire and back boiler, a kitchen, and a separate dining room. On the first floor, there are three bedrooms, a separate cloakroom and a bathroom. Overall, the property having been rented in recent years would benefit from some cosmetic updating, but it is sensibly priced and would make an ideal family home and/or long-term project. The front and rear gardens are both of good size and there is residents' parking nearby. Shutemead is right on the very edge of Bishops Hull, backing onto open fields and is excellently located for Musgrove Park Hospital. It also sits within the Castle School catchment area. A brilliant property and an early viewing is highly recommended.

Approx. 75 sq m
No onward chain
Some improvement required
End of terrace three bedroom house
Front and rear gardens
Edge of town position
Castle School catchment
Residents parking
Two reception areas
Close to Musgrove Park Hospital





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Entrance Hall	
Sitting Room	18' 11" x 10' 0" (5.76m x 3.05m)
Kitchen	12' 1" x 8' 7" (3.68m x 2.61m)
Dining Room	10' 2" x 5' 8" (3.10m x 1.73m)
First Floor Landing	
Bedroom	10' 0" x 9' 10" (3.05m x 2.99m)
Bedroom	8' 11" x 6' 11" (2.72m x 2.11m)
Cloakroom	
Bathroom	5' 10" x 5' 11" (1.78m x 1.80m)
Bedroom	12' 8" x 8' 10" (3.86m x 2.69m) Plus a recess
Outside	Front and rear gardens, non restricted parking nearby



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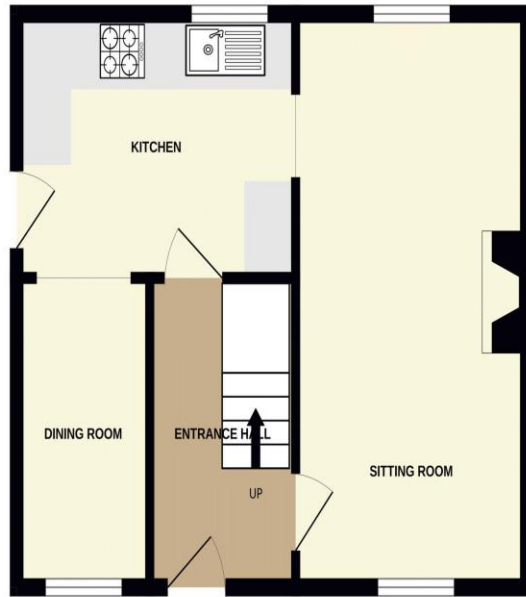


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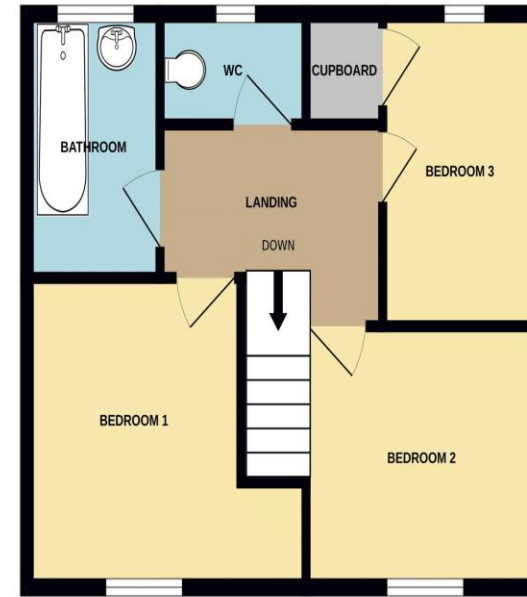


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GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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