



GIBBINS RICHARDS 
Making home moves happen

4 Hill View, Brompton Ralph, Taunton TA4 2RX
£250,000

GIBBINS RICHARDS 
Making home moves happen

Situated in within a charming West Somerset village, this well-proportioned three-bedroom mid-terrace home enjoys wonderful far-reaching views across the surrounding countryside.

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

The ground floor comprises an entrance porch and hallway, a generous living room, a well-proportioned kitchen/diner and a convenient cloakroom/W.C. Upstairs are three bedrooms together with a family bathroom.

Further benefits include solid-fuel central heating and double glazing, while externally the property enjoys generous gardens to both the front and rear, complemented by its elevated setting and impressive far-reaching views.

Combining the appeal of village living with good accessibility to Wiveliscombe, Wellington and Taunton, this is a superb opportunity to acquire a well-balanced three-bedroom home in an attractive West Somerset setting.

Mid Terrace Property

3 Good sized bedrooms

Generous front and rear gardens

Situated within charming, West Somerset Village

Solid Fuel Central Heating

Good access to Wiveliscombe, Wellington and Taunton

Motivated Seller





Entrance Hall

Lounge 15' 1" x 12' 1" (4.59m x 3.68m)

Kitchen / Diner 18' 5" x 10' 1" (5.61m x 3.07m)

Cloakroom

Master Bedroom 12' 1" x 12' 2" (3.68m x 3.71m)

Bedroom 2 10' 2" x 9' 6" (3.10m x 2.89m)

Bedroom 3 8' 10" x 6' 8" (2.69m x 2.03m)

Family Bathroom

Outside

The property benefits from generous front and rear gardens. The tiered rear garden features lawn and paved areas, along with a solar-powered studio/cabin, while the front garden is laid to lawn, paving and bark.

Agents Notes

Prospective purchasers should note that the property benefits from solid-fuel central heating and a solar-powered studio/cabin within the rear garden. There is also a shared Ceptic Tank to the front of the property that the sellers contribute £50.00 per month (approx) towards.





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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk