

Little Orchard , Woodhill, Stoke St. Gregory, Taunton TA3 6EW

Guide Price £350,000

GIBBINS RICHARDS 
Making home moves happen

This rural detached property sits proudly in a private slight elevated large plot with fine views. Whilst the property has oil central heating, mains drainage, and double glazing, it does require modernisation and is ripe for extension. There is a 22' living room, dining room, kitchen and utility. There is a downstairs shower room and ground floor bedroom or study, 3 bedrooms and bathroom to first floor. Double Garage. No Chain

THE PROPERTY

Location is king! This detached property is located in a very private location and sits proudly on a large plot. It is approached via a long driveway which leads to a double garage/workshop. The 22' living room has a wood burning stove and an archway to a connecting dining room. The ground floor also offers kitchen, utility, bedroom 4/study and shower room. There are three bedrooms and bathroom to the first floor. The village is approximately 10 miles from Taunton and has public house, shop, primary school and church, with more amenities in the neighbouring village of North Curry and in the county town of Taunton. The property is offered with no onward chain and has been priced to reflect it's condition and potential.

DETACHED VILLAGE HOME

LARGE PRIVATE GARDENS

PARKING AND DOUBLE GARAGE

POTENTIAL TO IMPROVE AND EXTEND

OIL CENTRAL HEATING

BEDROOM 4 OR STUDY

GROUND FLOOR SHOWER ROOM

3 BEDROOMS AND BATHROOM TO FIRST FLOOR

FINE VIEWS

Entrance Hall	
Living Room	22' 10" x 12' 10" (6.95m x 3.91m) wood burning stove
Dining Room	9' 10" x 9' 10" (2.99m x 2.99m) double glazed French doors
Study/Bedroom 4	9' 7" x 7' 10" (2.92m x 2.39m)
Shower Room	shower cubicle, wc, wash basin
Kitchen	13' 0" x 9' 10" reducing to 7'9" (3.96m x 2.99m)
Utility Room	10' 10" x 9' 11" (3.30m x 3.02m)
First Floor Landing	
Bedroom 1	14' 6" x 12' 10" (4.42m x 3.91m) built-in wardrobe
Bedroom 2	10' 8" x 9' 10" (3.25m x 2.99m) plus door recess fitted double wardrobe
Bedroom 3	11' 10" x 7' 1" (3.60m x 2.16m) built-in wardrobe
Bathroom	lemon suite
Outside	large private gardens, long sweeping driveway, oil storage tank, DOUBLE GARAGE 18' x 16'7" (5.48m x 5.05m)



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.