



DERBYSHIRE'S
— *Estate Agents* —

Downton Station Road, Hatch Beauchamp,
Taunton, TA3 6SQ

Key features
Option for Home Office/Playroom/Gym Large Driveway with Parking for Multiple Cars Gas Central Heating No Onward Chain Solar Panels Four Double Bedrooms Double Garage Detached Bungalow Possible Annex Workshop
Full description
Tenure: Freehold

Downton is a detached four double bedroom bungalow situated in the village of Hatch Beauchamp. Originally built in the 1960's it has been extended over the years to provide good sized and flexible accommodation. The property benefits from replacement double glazing and gas central heating. The bungalow sits within its own garden and has a driveway leading to a double garage providing multiple parking spaces. This interesting property demands an early viewing in order to fully appreciate the versatility of the accommodation.

Location
Downton is situated on Station Road just within the village of Hatch Beauchamp. The village of Hatch Beauchamp provides a good range of everyday uses including cafe, shop, primary school, village pub, church at Hatch Court and a garage. The county town of Taunton is approximately 5 miles distance with good access from the property to the M5 via junction 25 as well as access to Ilminster via the A303.

Directions
From Junction 25 at the centre of Taunton proceed along the A358 signposted towards Ilminster. Follow this road for two miles and having past through the Thornfalcon traffic lights and at the bottom of the hill turn left into Hatch Beauchamp. Follow this road along through the village and turn left and then right into Station Road. The property is situated at approximately 300 yards down on the right hand side and can be identified by a Derbyshires For Sale board.

EPC band: B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

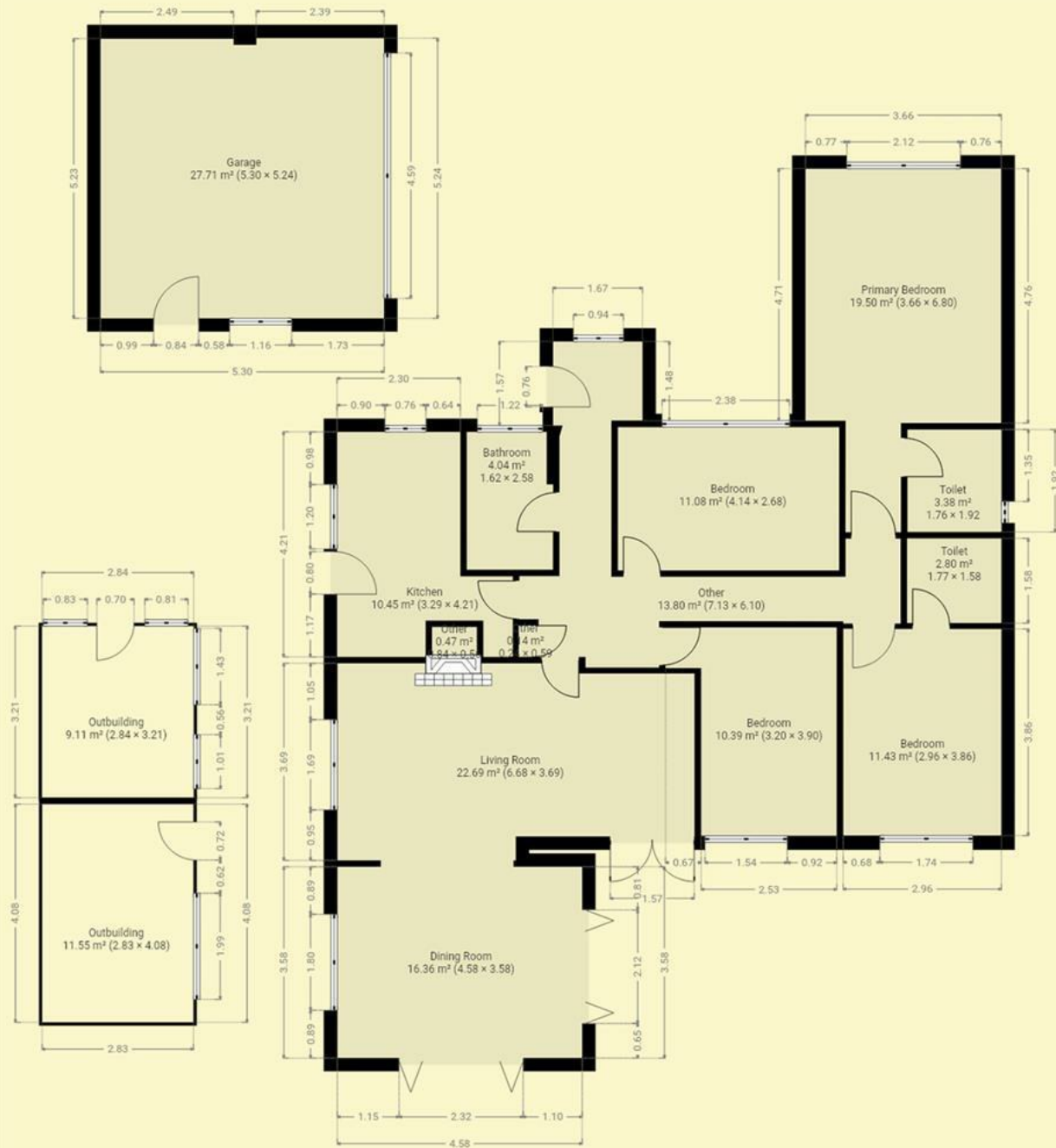


- Option for Home Office/Playroom/Gym
- Large Driveway with Parking for Multiple Cars
 - Gas Central Heating
 - No Onward Chain
 - Solar Panels
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 - Double Garage
- Detached Bungalow
 - Possible Annex
 - Workshop

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Offers In Excess Of £500,000

AGENTS NOTES

Please be advised that part of the property is steel frame construction. It is not thought this will cause an issue for mortgage purposes but please speak with your mortgage broker for confirmation



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Directions -





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