



Littlecott Blagdon Hill, Taunton TA3 7SG

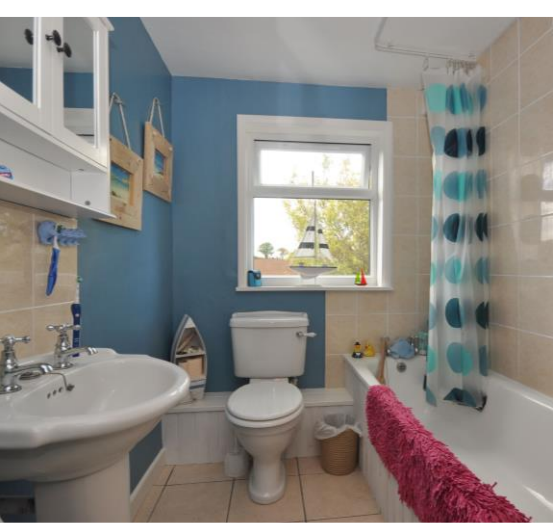




This delightful 2 double bed roomed village cottage has been extensively renovated and refurbished and now provides very comfortable living with dining room, living room, kitchen in extension, bathroom, garden (West facing to rear), new LPG gas boiler. Ideal for first time buyers and investors.





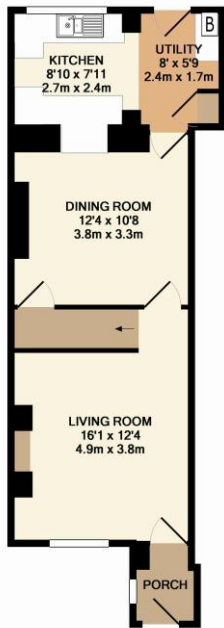


## Features

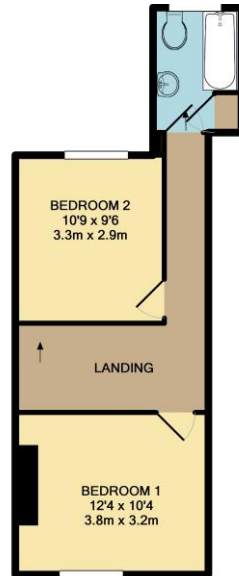
- Entrance porch
- Living room
- Dining room
- Kitchen
- Utility room
- 2 bedrooms
- Bathroom
  
- Enclosed West facing garden to the rear
  
- Double glazing
- Council tax band B







GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Address: Littlecott, Baginbun Hill, TAUNTON, Somerset, TA1 7JG  
EPC No: 268-0017-260-600-0104

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
A		D	B
B		E	C
C		F	D
D	64	G	E
E			F
F	30		G
G			

England & Wales  
EPC Overview 2020/01/01  
England & Wales  
EPC Overview 2020/01/01



Viewing strictly through the selling agents:

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**