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estate and letting agents

115 Shutewater Orchard, Bishops Hull - TA1 5FA

£210,000

115 Shutewater Orchard

Bishops Hull, Taunton

- Well-presented purpose-built coach house
- No onward chain
- Sought-after Bishops Hull location
- Private enclosed rear garden with tall fencing and mature planting
- Driveway parking and garage with built-in storage cupboard
- Spacious living/dining room with two front-facing windows
- Fully fitted kitchen with integrated appliances
- Two bedrooms
- Three-piece bathroom with shower over the bath

TOTAL FLOOR AREA 54sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band B. Charge payable for 2026/27 - £2,103.24

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800mbps are available. Variable to good mobile signal across the four main networks (Source: Ofcom)

EPC Energy Efficiency Rating: C











A well-presented purpose-built coach house, pleasantly positioned towards the end of a cul-de-sac within the sought-after area of Bishops Hull. Offered to the market with no onward chain, the property provides well-arranged accommodation including two bedrooms, a spacious living/dining room and a fitted kitchen with integrated appliances. Further benefits include a private, enclosed rear garden, driveway parking and a garage with a built-in storage cupboard, making this an appealing opportunity for first-time buyers, downsizers or investors alike.

The accommodation is accessed via a ground-floor entrance hall with a personal door into the garage and stairs rising to the first-floor landing. The spacious living/dining room enjoys two front-facing windows, creating a light and welcoming living space, with the fully fitted kitchen positioned to the rear and incorporating a range of integrated appliances.

An additional door from the living room leads to an inner hall serving two bedrooms and a three-piece bathroom fitted with a shower over the bath.

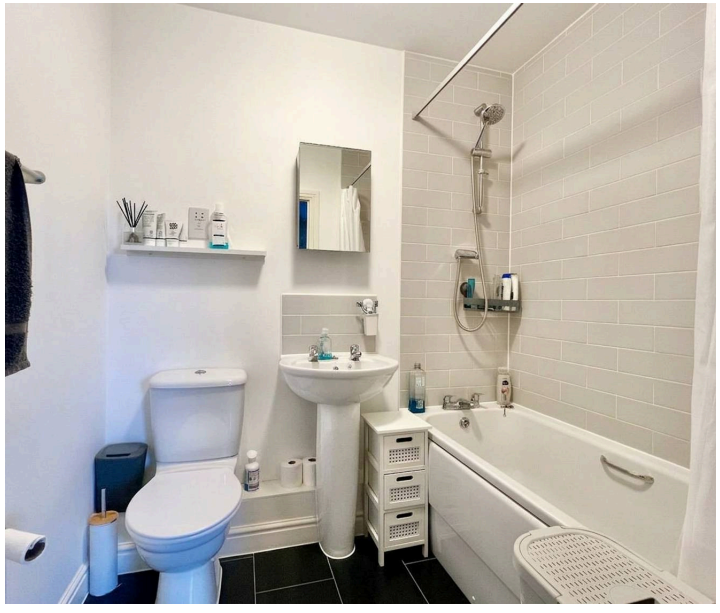
Externally, the property benefits from a private, enclosed rear garden, screened by tall fencing and established shrubs and trees to provide a good degree of privacy. Driveway parking and a garage with a useful built-in storage cupboard complete the outside space.

THE AREA

Bishops Hull is a popular and well-established residential area on the western side of Taunton, offering an attractive balance of village surroundings and convenient access to the town's amenities. The area is well placed for local shops, schools and countryside walks, while Taunton town centre provides a wider selection of shopping, restaurants and leisure options. Road links provide access to the M5 motorway and the wider Somerset area, making Bishops Hull a desirable choice for a variety of buyers seeking a convenient yet residential setting.

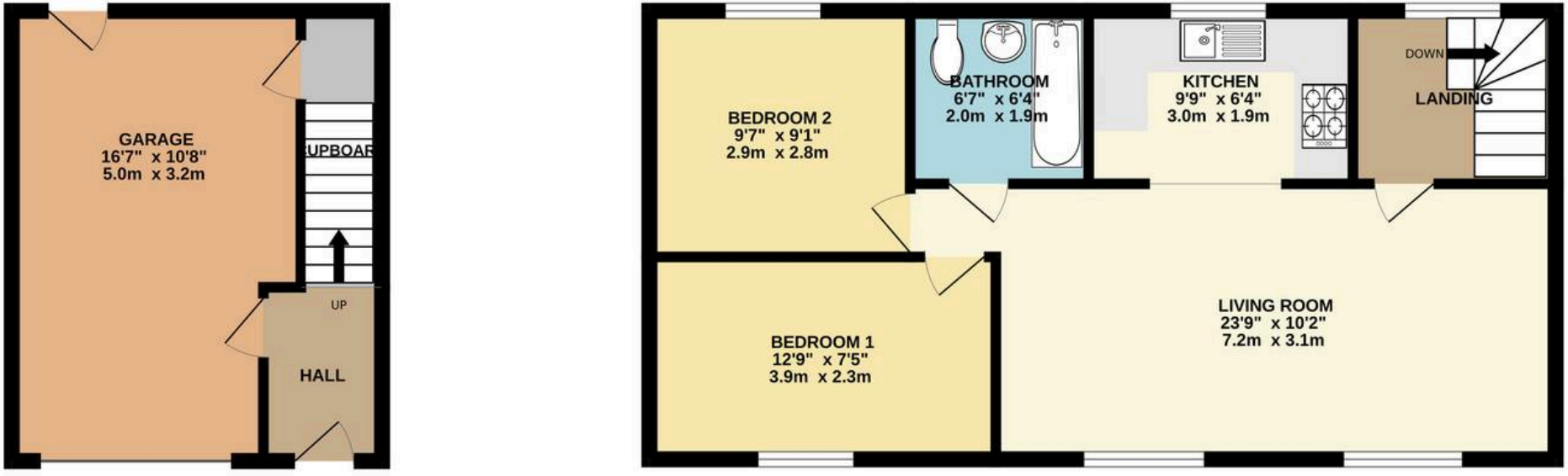






GROUND FLOOR
226 sq.ft. (21.0 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TA1 5FA

TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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