



£295,000

*At a glance...*



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**holland  
& odam**

3 Moor Road  
Moorlinch  
Bridgwater  
Somerset  
TA7 9BY

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street proceed along the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After travelling for approximately 5 miles take the left hand turning signposted to Moorlinch. Continue down the hill into the village, the property will be found on the right hand side just after a left hand bend.

## Services

Mains electricity and water are connected. Private drainage. LPG gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

Moorlinch is a popular rural village situated on the southern slopes of the Polden Hills, overlooking part of the Somerset Levels. The village benefits from a garage/body repair shop, a parish church, and The Ring O'Bells public house. The village of Ashcott is only 2.5 miles away and offers a choice of pubs and a primary school. Additional primary schools can be found in Catcott (2.5 miles) and High Ham (7 miles). The thriving town of Street (6 miles), famous as the home of Clarks Shoes and the renowned Millfield School, provides a wide range of shops including Clarks Village shopping centre and a Sainsbury's supermarket. Moorlinch offers convenient access to the A39 and A361, and is just 7 miles from Junction 23 of the M5. The regional centres of Taunton, Exeter, and Bristol are 21, 56, and 35 miles away respectively, with Bristol International Airport located 29 miles from the village.

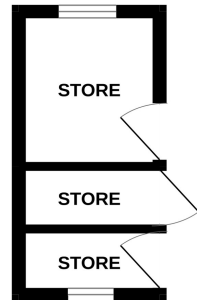
## Insight

Enjoying a generous south-facing plot and wonderful countryside views, this spacious three-bedroom semi-detached home is also well presented throughout. Positioned on the edge of the village, the property combines peaceful rural living with well proportioned family accommodation. Inside, the light-filled kitchen/diner stretches across the rear of the house and takes full advantage of the garden outlook, while the sitting room provides a cosy, well-proportioned space for relaxing. Upstairs are three good-sized bedrooms and a modern family bathroom. With ample parking and a large enclosed garden, this is a perfect home for families, couples or those seeking village life with space and privacy.

- Spacious three-bedroom semi-detached home on the edge of the village, enjoying a peaceful setting and stunning countryside views
- Generous south-facing rear garden with patio, lawn, and far-reaching rural views including the village church
- Light-filled kitchen/diner spans the rear of the house with breakfast bar and views over the garden and fields
- Well-proportioned sitting room with fireplace, offering potential for a wood-burning stove
- Three good-sized bedrooms, two with built-in storage and space for king-size beds, ideal for families
- Modernised family bathroom with white suite, bath with shower over, WC and wash basin
- Ample off-road parking, outbuildings for storage, and LPG gas central heating throughout



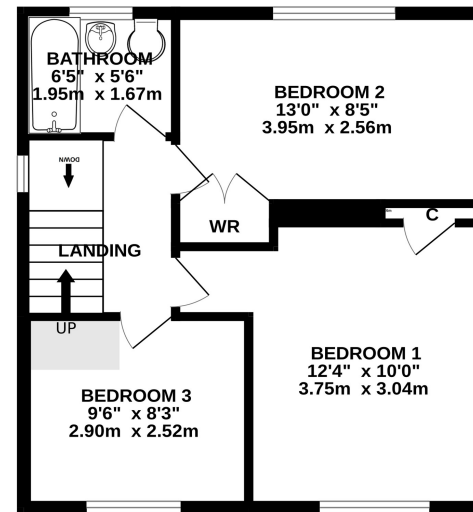
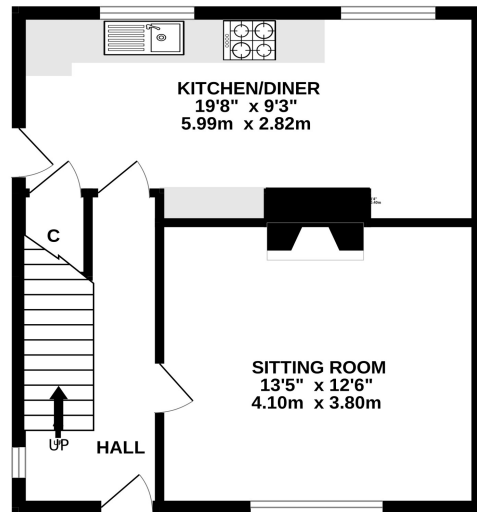
GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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.

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