



£265,000

At a glance...



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**holland
& odam**

1 Croft Cottages
Moor Road
Moorlinch
Somerset
TA7 9BU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed west along the A39, passing through the village of Walton and continue until you reach the Pipers Inn. Turn left onto the A361 towards Taunton. Proceed through the village of Pedwell and continue into Greinton. Pass the church and on the next sharp left bend turn right. Follow this road turning right again into Moorlinch. Bear right at the Ring 'O' Bells up the hill and continue a short distance where the property will be found on your right hand side and easily identified by our for sale board.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
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.

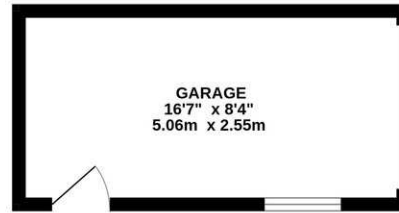
Insight

We are pleased to bring to market this deceptively spacious and well-maintained two-bedroom end of terrace property, offering bright and neatly presented accommodation throughout. Benefiting from off-road parking and a private, enclosed rear garden, the home combines comfort with convenience in a peaceful village setting.

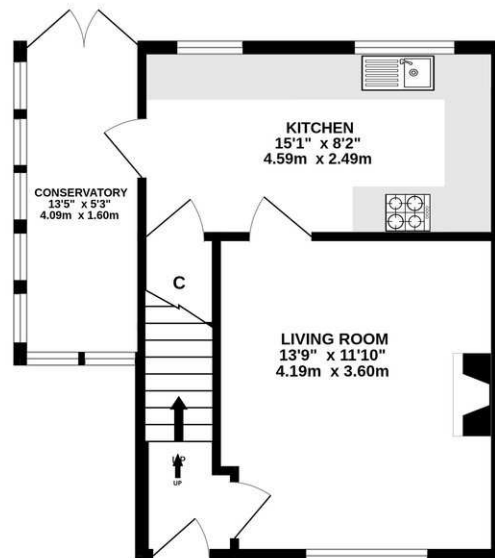
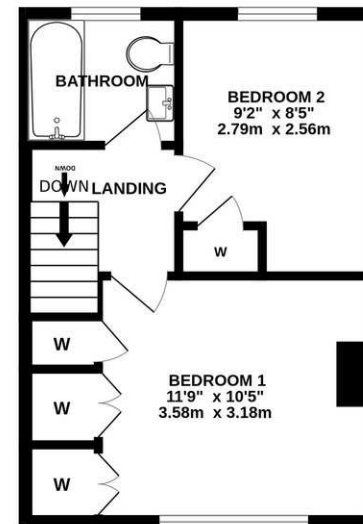
- Beautifully presented and tastefully decorated throughout, this property is ideal for first-time buyers, downsizers or investors alike.
- Enjoying a good-sized, light and airy sitting room with a multi fuel stove creating a warm and cosy atmosphere.
- The kitchen is fitted with a range of wall, base and drawer units, built-in oven and hob, generous worktops, space for under counter appliances, free standing fridge/freezer and a useful pantry cupboard.
- Bright and versatile conservatory providing an additional reception space, ideal for dining or relaxing with direct access to the enclosed rear garden.
- Affording two well-proportioned double bedrooms, each with fitted wardrobe or cupboard space and plenty of room for additional furniture.
- Stylish, modern, family bathroom comprising bath with shower over, vanity with storage and wash basin, WC and heated towel rail.
- The garden is fully enclosed and designed for low maintenance, featuring a spacious decked area ideal for relaxing or al fresco dining in a private and sunny setting.
- Benefiting from driveway parking that leads up to the garage which is fitted with an electric roller door, power and light.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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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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