



GIBBINS RICHARDS   
Making home moves happen

Brook Cottage, Church Road, Fiddington, Nr. Bridgwater TA5 1JG

£495,000

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A detached chalet style home providing both flexible and versatile accommodation benefitting from attractive cottage style gardens, ample off road parking, detached double garage and enclosed paddock. The accommodation includes; dining hall, large living room, kitchen, study/bedroom 4, wet room, three first floor bedrooms and bathroom. Oil fired central heating. NO CHAIN.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

Brook Cottage enjoys a lovely idyllic location bordering a stream in this sought after village between Bridgwater and Nether Stowey. There is an historic church close by and village hall. The property is located approximately two and a half miles from the village of Nether Stowey which provides access to the picturesque Quantock Hills, whilst the larger town of Bridgwater is six miles distant and provides M5 motorway access.

LOVELY VILLAGE SETTING  
VERSATILE LIVING SPACE  
3/4 BEDROOMS  
DOUBLE GARAGE  
LARGE MATURE GARDENS  
OIL CENTRAL HEATING  
NO CHAIN  
CIRCA 0.33 ACRE PADDOCK  
OWNED SOLAR PANELS



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Dining Hall  
Sitting Room 14' 10" x 8' 11" (4.52m x 2.72m) Door to; 22' 0" x 14' 11" (6.70m x 4.54m) Stone fireplace containing wood burning stove. Dual aspect windows. Door to conservatory.

Conservatory 9' 9" x 7' 10" (2.97m x 2.39m)

Kitchen 20' 7" x 8' 0" (6.27m x 2.44m) (Max) Plumbing for washing machine. Ceramic hob, built-in oven, space for upright fridge/freezer, heating control unit.

Study/Ground Floor Bedroom 10' 2" x 8' 5" (3.10m x 2.56m) Door to wet room.

Wet Room 13' 2" x 6' 0" (4.01m x 1.83m) Containing a disabled bath, WC, wash basin.

First Floor Landing Airing cupboard.

Bedroom 1 16' 7" (5.05m) (max) reducing to 10' 5" (3.17m) x 11' (3.35m) fitted wardrobes, dual aspect windows with attractive outlook, eaves storage cupboards.

Bedroom 2 10' 5" x 9' 10" (3.17m x 2.99m) Built-in wardrobe.

Bedroom 3 8' 11" x 8' 0" (2.72m x 2.44m) (max) Built-in wardrobe. Eaves storage cupboard.

Bathroom 8' 11" x 7' 5" (2.72m x 2.26m) Corner shower enclosure, panelled bath, wash basin, WC and eaves storage cupboard. Access to loft.

Outside Twin five bar gates open to a wide driveway and long driveway and grass area adjoining the stream which leads to a DOUBLE GARAGE. The gardens are an attractive feature of the property which as previously mentioned adjoins a stream with various shrubbery borders, lawn sections. Grassed area adjacent to the garage leads to a potting shed and further grassed area with access to an enclosed paddock.



GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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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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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