



- A natural stone cottage situated in an attractive tucked away position
- Fully enclosed south facing garden with far reaching views
- Good size lounge opening into a large conservatory
- Kitchen dining room with a good range of units, ample space for a table
- Two bedrooms and bathroom with shower over bath
- Private parking for two cars, external utility room / outhouse



"A traditional natural stone cottage, situated in a wonderfully quiet and tucked away location, which appreciates far reaching southerly views across the Somer valley".

The accommodation comprises entrance porch opening into a good size kitchen dining room which boasts a newly fitted eye level oven, has a good range of fitted units and ample space for a dining table. The lounge is also a very good size with staircase rising to the first floor, patio doors into the conservatory and sunny views. The conservatory with tiled floor opens onto the sunny garden. On the first floor are two bedrooms, one being a large double well appointed to enjoy its views. Bathroom with corner bath and shower over. From the landing a loft hatch provides access to a fully boarded loft with two velux windows, the wall hung mains gas central heating boiler is also located in this space.

Accessed from the conservatory is a fully enclosed patio garden with a sunny southerly aspect and fine views. The property is approached via a shared vehicle access leading to a hard standing providing parking for two cars side by side, a path leads from the parking to the rear yard area which is fully enclosed, and an outhouse used as a utility room with plumbing, drainage and electric.

The property has been freshly decorated throughout, boasts upvc double glazing and is offered for sale with no onward chain!

**Tenure:** Freehold. **Council Tax Band:** B

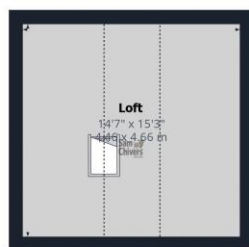




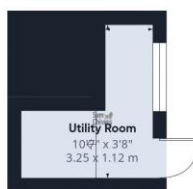
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1030 ft<sup>2</sup>  
95.6 m<sup>2</sup>

**Balconies and terraces**

257 ft<sup>2</sup>  
23.9 m<sup>2</sup>

**Reduced headroom**

168 ft<sup>2</sup>  
15.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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