

High Street
Stogursey
Bridgwater
TA5 1PL




JOSEPH CASSON
the estate agency your home deserves





£205,000

- Spacious End Terraced Property
 - Front & Rear Gardens
 - Three First Floor Bedrooms
 - One Ground Floor Bedroom
 - Ground Floor Bathroom
- Open-Plan Lounge/Dining Room
 - Kitchen/Breakfast Room
 - Electric Heating



Discover Yewtree Cottage, a charming three/four-bedroom end terrace in the desirable village of Stogursey. With its exposed beams and beautiful fireplace, this home is full of character.

It features an inviting rear garden and an enclosed front garden.

While some modernisation is needed, there's great potential to blend rustic charm with contemporary living in this picturesque setting.

ACCOMMODATION

This characterful end-terraced home briefly comprises: entrance porch, open-plan lounge/dining room, kitchen/breakfast room, bedroom (4), and bathroom to the ground floor. Upstairs, there are three additional bedrooms. Outside, there is an attractive, mature rear garden with side access and an enclosed front garden.

LOCATION

Stogursey is a pretty village in north-west Somerset, 3 miles from the A39, 9 miles from Bridgwater and between the Quantock Hills and the sea. It has a thriving community, and good amenities including an attractive church, a castle with moat, post office, shops, primary school, village hall and a pub. Hinkley point is also easily accessible by the circular HPC bus or by car.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating:

Council Tax Band: C

UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: No

Central Heating: No - Electric Room Heaters

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the





area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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