



FORE STREET

Othery, Bridgwater, TA7 0QS

Price **£400,000**

Tamlyns

PROPERTY DESCRIPTION

This is a wonderful old house which, until recently, incorporated the village Post Office. The property offers spacious and flexible accommodation, including two garages/stores and a workshop, much of which would benefit from modernisation and improvement. EPC E

Situation

Othery, known as the 'Island on the Levels', is situated on the A361 and provides links to the towns of Taunton, Street and Bridgwater, being approximately 11 miles and 7 miles from each respectively. The village has a primary school, hall and church. The towns already mentioned provide a more comprehensive range of facilities as well as fast road and rail links to the rest of the country.

Local Authority

Sedgemoor Council Tax Band: D
Tenure: Freehold
EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

A Somerset long house, still with its cross passage, and the remnants of its original thatched roof, and as such, will more than likely date back several centuries. There have been later additions, which are thought to date back to the Victorian era, including extensions on the front and side. The former has most recently been utilised as the village's Post Office and stores and offers potential for a variety of future uses (subject to obtaining the necessary consents).

In addition, on the rear of the house is what is believed to have once been a separate cottage, which now forms part of the main accommodation. Attached to this are three outbuildings, two with road frontage, which have been used for garaging and workshops – again, these buildings offer considerable scope for a wide range of future uses (STCs).

There are a wide range of character features on display, including inglenook fireplaces, exposed beams, flagstone floors, and we are advised that below the kitchen floor is a well. There is also an attractive, enclosed rear garden.

The property does require modernisation and improvement but offers potential for a fine, character-filled family home.

Situation

Othery, known as the 'Island on the Levels', is situated on the A361 and provides links to the towns of Taunton, Street and Bridgwater, being approximately 11 miles and 7 miles from each respectively. The village has a primary school, hall and church. The towns already mentioned provide a more comprehensive range of facilities as well as fast road and rail links to the rest of the country.

Directions

From Bridgwater, follow the A372 east, passing through Westonzoyland and by Middlezoy. Once at the T-junction with the A361, turn right and into Othery. Proceed through the village, where the property will be found on the left, identified by our For Sale sign.

Entrance Hall

17'8" × 4'3" (5.40 × 1.31)

Living Room

17'7" × 13'5" (5.38 × 4.11)
Plus depth of fireplace.

Sitting Room

17'7" × 12'6" (5.37 × 3.83)
Plus depth of fireplace.

Dining Room

18'1" × 9'4" (5.52 × 2.85)

Kitchen/Breakfast Room

18'3" × 12'11" (5.58 × 3.95)
Max.

Utility Room

17'1" × 14'5" (5.21 × 4.41)

Wet Room

13'8" × 4'9" (4.19 × 1.45)
Max

Former Post Office

21'4" × 12'4" (6.51 × 3.78)

Main Bedroom

17'5" × 15'5" (5.33 × 4.72)
Max.

Inner Hall

PROPERTY DESCRIPTION

Bathroom

12'0" × 8'11" (3.67 × 2.72)

Bedroom

18'11" × 10'6" (5.79 × 3.22)

Landing

Bedroom

19'6" × 11'8" (5.96 × 3.57)

Bedroom

14'0" × 10'7" (4.28 × 3.23)

Shower Room

9'10" × 4'11" (3 × 1.52)

Workshop

30'8" × 8'9" (9.36 × 2.67)

Garage/Store

22'1" × 11'8" (6.74 × 3.56)

Garage/Store

22'0" × 16'9" (6.71 × 5.11)

Material Information

Services. Mains electricity, water, sewerage telephone and broadband. Oil fired central heating.

Tenure. Freehold.

Mobile telephone and broadband coverage available. To confirm the nature of

the coverage and speeds, etc., please see:

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

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

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

