



15 Bridge Street





# 15 Bridge Street

Williton, Taunton, TA4 4NR

Taunton 15.5 miles, Minehead 9 miles, Bridgwater 18 miles

A charming centuries old cottage situated in the centre of the village in need of general modernisation with good sized gardens and offered with no onward chain

- Grade II listed cottage
- Peaceful village location
- Flexible accommodation
- Delightful cottage gardens
- Three reception rooms and kitchen
- Three bedrooms and bathroom
- No onward chain
- Modernisation required
- Council Tax band D
- Freehold

Guide Price £250,000

## SITUATION

Bridge Street is situated in the centre of the popular village of Williton which offers easy access to motorway and rail connections at Taunton and Bridgwater and is only twenty minutes drive to Minehead. A bus service runs to Minehead and Taunton. Local amenities are within walking distance of the house and include a dentist, doctor surgery, library, post office, vets, independent shops and supermarkets. On the edge of the village there is a station serving the West Somerset Steam Railway, a popular attraction where many volunteers become actively involved in regular events.

## DESCRIPTION

15 Bridge Street is a charming detached, thatched cottage requiring modernisation and offers great potential to improve with versatile living accommodation arranged over two floors. The cottage retains much of its original character and enjoys good sized south facing gardens to the rear and is offered with no onward chain





## ACCOMMODATION

The flexible accommodation includes an entrance porch, entrance hall with turning staircase to first floor, door to sitting room with deep inglenook fireplace and inset real flame effect stove, front aspect window with seat, rear aspect window with seat, beamed ceiling and door through to kitchen/breakfast room which is fitted with a range of wall and base units, roll edge worktops with inset single drainer sink unit, space for cooker and washing machine, window to side and door to rear garden.

From the front there is a further access providing access to the second part of the cottage which includes a reception room with original fireplace, steps leading up to a further utility area with Belfast sink, rear aspect window, beamed ceiling and storage cupboard and door to side passage.

On the first floor there are three bedrooms and a fitted bathroom suite, wc, enclosed shower and panelled bath.

## OUTSIDE

To the front of the house is a pedestrian gate leading to an enclosed front garden with a range of mature shrubs and herbaceous plants. A side access leads to the rear garden which includes a covered porch with steps leading up to the main area of garden which is laid to lawn with herbaceous borders and a number of stone buildings/stores to the rear.

## SERVICES

Mains drainage, gas, electricity and water. Night storage heaters. Superfast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note, the agents have not inspected or tested the services.

## DIRECTIONS

From the centre of Taunton proceed out of town on the A358 towards Minehead and on entering the village of Williton take the first turning on the right into Bridge Street, proceed into Bridge Street and number 15 can be identified by a Stags For Sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>64</b>
		<b>39</b>
England & Wales		
EU Directive 2002/91/EC		

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