



Cuckoo Cottage



STAGS

Cuckoo Cottage

North Curry, Taunton, TA3 6NH

Taunton Town Centre 7 miles

A charming, attached double fronted cottage with pretty gardens to front and rear in a popular village location

- Charming double fronted cottage
- Three double bedrooms
- Kitchen/breakfast room
- Gardens to front and rear
- Council Tax band D
- Popular village location
- Living/dining room
- Study and utility rooms
- Summerhouse/studio/home office
- Freehold

Guide Price £450,000

SITUATION

The village of North Curry offers an extensive range of day to day amenities to include a village pub, convenience store with post office, doctor's surgery, primary school and village hall. Taunton the county town, lies seven miles to the West, where you can find a comprehensive range of scholastic, leisure and retail facilities befitting those of a county town and a regional centre. Taunton is the home of Somerset County Cricket Club along with Taunton race course and the Brewhouse Theatre. The village has excellent communications with the M5 motorway accessed at Junction 25, which provides easy access to Exeter and Bristol as well as London and the South East. North Curry has easy access to the A358 and further to the A303 providing links to the rest of the country. Taunton also has a mainline railway station, providing access to Exeter and Bristol and also to London Paddington in approximately 1hr 45 minutes.

DESCRIPTION

This is a charming attached, double fronted cottage with brick and rendered elevations under double-pitched, tiled roofs. The property enjoys a pleasant, tucked away situation on the outskirts of this most attractive and popular village and is within walking distance of the village centre and amenities.



ACCOMMODATION

The accommodation comprises on the ground floor, a studded timber front door with canopy porch provides access to a small porch, which leads to the main reception room. Enjoying a southerly aspect, enhanced by four windows, this is a lovely room, offering spacious sitting and dining space. Features include a brick-faced fireplace with inset wood burning stove, exposed beams and wood flooring. A door to the rear leads into a hallway which in turn provides access to the remaining ground floor accommodation, as well as to the stairs to the first floor.

The kitchen is fitted with a wide range of wall and base units, roll-edged work tops, and provides space for a breakfast table. Also fitted are: a six-ring gas hob, built-in eye-level oven and one-and-a-half bowl sink and drainer unit. Space is provided for a dishwasher and microwave oven. A feature of note here is an opening where once would have been a fireplace, with the bressummer beam still in place. Adjacent to the kitchen is a utility room, with a Belfast style sink and drainer. Space is provided for a washing machine and mounted on one wall is the central heating boiler. Also fitted are storage cupboards and a walk-in store. A stable door leads out to the rear garden. From here doors lead into a snug/study and cloakroom.

On the first floor, the landing provides access to three double bedrooms, two of which face the front aspect and one the rear. All three enjoy very pleasant outlooks over the property's gardens. There is also a bath/shower room. This has been fitted with a stylish suite and includes a built-in shower enclosure.

OUTSIDE

Outside are pretty, cottage-style gardens. The front garden features a useful glazed, summerhouse/studio/office insulated with power and heating. There is also an area of patio adjacent to the house, as well as lawn. To the rear, the garden is laid in the most part to lawn, with decorative beds and borders, as well as an ornamental pond. There are two timber sheds. To the rear of the garden is the off-road parking area and shared driveway. Parking is provided for two/three cars.

SERVICES

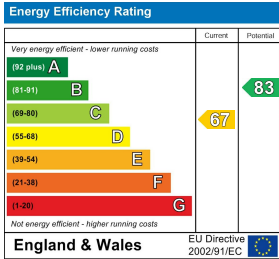
Mains drainage, gas, electricity, water. Gas central heating. Standard broadband available (Ofcom) Mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed along the A358 from Taunton, turn left at the traffic lights at Thornfalcon along the A378 before taking the left fork towards North Curry. Continue through Lillesdon along Windmill Hill before taking the right hand turning into Oxen Lane, then turn left at the T junction into Greenway, the property can be found on the right hand side identifiable by the 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.



5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

