



**Sampford Brett, Taunton, TA4 4JY**

**welcome to**

**Perry Cottage, 2 Sampford Brett, Taunton**

Situated within the sought after village of Sampford Brett is this delighted period semi-detached three bedroom cottage enjoying period charm & character throughout. The property benefits from lounge/dining room with inglenook fireplace, conservatory and a good size rear garden.



### Double Glazed Front Door

Leading to

### Entrance Lobby

With fitted carpet, exposed stone wall, exposed timber wall, electric meter/fuse cupboard, part glazed door leading to lounge/dining room.

### Lounge/ Dining Room

19' 7" max x 16' 11" max ( 5.97m max x 5.16m max )  
Double glazed window to front, fitted carpet, exposed beams, wall mounted electric heater, exposed stone walls, inglenook fireplace with inset log burner set on tiled hearth, doors to

### Kitchen

14' max x 13' 9" max ( 4.27m max x 4.19m max )  
Window to rear, a range of fitted base and wall level units with under lighting, wooden worktop surfaces, inset sink unit with mixer tap, space and plumbing for dishwasher, space for fridge freezer, tiled splashbacks, Belling classic range cooker with cooker hood over, display cabinet, wall mounted electric heater, tiled floor, doors to

### Utility Room/ Shower Room

13' 2" x 4' 7" ( 4.01m x 1.40m )  
Double glazed window to rear, a fitted low level WC, wash hand basin with cupboard under, extractor unit, tiled floor, shower cubicle, space and plumbing for washing machine, space for tumble dryer and freezers.

### Conservatory

12' 8" max x 9' 2" ( 3.86m max x 2.79m )  
Double glazed windows and double glazed sliding door to the rear garden, tiled floor, wall light points and power.

### Inner Lobby

With built in cupboard and staircase rising to first floor landing.

### First Floor Landing

With fitted carpet, wall mounted electric heater, walk in cupboard with hanging rail, shelving and light, access to roof space, doors to

### Bedroom One

12' 6" x 10' 6" ( 3.81m x 3.20m )  
Double glazed window to front, fitted carpet, wall mounted electric heater.

### Bedroom Two

13' 5" max x 9' 8" max (to wardrobe) ( 4.09m max x 2.95m max (to wardrobe) )  
Double glazed window to front, wall mounted electric heater, fitted carpet, access to roof space, built in wardrobe with hanging rail and shelving.

### Bedroom Three

12' 4" max x 8' max ( 3.76m max x 2.44m max )  
Double glazed window to rear, fitted carpet, wall mounted electric heater.

### Bathroom

Double glazed window to rear, a white modern fitted suite comprising panelled bath with mixer tap and shower unit

over, low level WC, vanity wash hand basin with cupboard/drawers under, part tiled surrounds, heated towel rail, tiled floor, extractor unit, built in airing cupboard housing Megaflo hot water cylinder and shelving.

### Outside

To the front is a small but well stocked garden within a low stone wall. To the rear is a good size garden comprising a gravelled area immediately off the rear of the cottage with outside water tap & outside lighting and then a series of terraces rise gently away including lawn sections with a wealth of flower and shrubs, mature trees. Towards the top end of the garden is a paved terrace beneath a pergola and a useful and charming former pig sty, beyond the rear boundary views over farmland can be enjoyed.

A timber gate to the side gives access to a shared pathway with the neighbouring property which provides access to the front and also gives access to a small stone-built outbuilding and continues up to the side of the garden leading to the pig sty.

### Location

Sampford Brett is a highly attractive village situated in the vale between the Quantock Hills and the Brendon Hills / Exmoor National Park. The area is rightly famed for the opportunities it provides for ramblers and country sports. The village has a church and an active community centre and a wide range of facilities are available at the large village of Williton, only a mile away. This includes food stores, butchers, bakery, medical centre and pharmacy, restaurants and pubs. Taunton, the County town, is 15 miles and provides access to the national motorway network and fast trains to London (from 1 hour 40 minutes). The historic West Somerset Steam Railway runs near the village and can be accessed at Williton.

### Council Tax Band

D

### Agents Note

The property is fitted with Photovoltaic Solar Panels which are own outright by the current owners and provide reduced electricity costs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Perry Cottage, 2 Sampford Brett, Taunton

- Sought After Village of Sampford Brett
- Period Semi-Detached Cottage - Charm & Character
- Three Bedrooms - Lounge/Dining Room
- Kitchen - Utility/Shower Room - Conservatory
- Good Size Rear Garden

Tenure: Freehold EPC Rating: D

**£425,000**



Please note the marker reflects the postcode not the actual property

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