



Abbey Road, Washford TA23 0PR

welcome to

3 Abbey Road, Washford

Situated within the popular West Somerset village of Washford a short distance from the historic ruins of Cleeve Abbey is this well presented mid terrace period cottage. The property offers charm & character throughout with four bedrooms, lounge/dining room, gardens & off road parking.



Front Door

Leading to

Entrance Porch

With quarry tiled flooring, windows, inner door leading to

Lounge/ Dining Room

26' max x 13' 2" (7.92m max x 4.01m)

Double glazed windows to front, wall light points, exposed stonewall, two radiators, staircase rising to first floor landing, recessed fireplace with inset log burner on slate tiled hearth, barn latch door to

Kitchen/ Breakfast Room

15' 2" max x 10' 2" max (4.62m max x 3.10m max)

Double glazed window to rear and stable door leading to the rear garden, vinyl flooring, a range of fitted base and wall level units, solid wood worktop surfaces, inset one and half bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, space for cooker with cooker hood over, tiled splashbacks, exposed beams, radiator.

First Floor Landing

With Fitted carpet, built in cupboard, doors to

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

Double glazed window to front, fitted carpet, radiator.

Bedroom Two

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

13' 5" max x 8' 7" max (4.09m max x 2.62m max)

Double glazed window to front, radiator, exposed beams, fitted wardrobes.

Bedroom Four

7' 9" max x 6' 5" max (2.36m max x 1.96m max)

Double glazed window to rear, exposed beams, radiator, built in cupboard.

Bathroom

Double glazed window to front, a fitted suite comprising panelled bath with shower unit over and bi-folding shower screen, aqua panelling, wash hand basin, low level WC, heated towel rail, vinyl flooring, access to roof space.

Outside

The property is approached via a driveway offering off road parking for two vehicles with steps & pedestrian gate then give access to small garden with easy of maintenance in mind.

To the rear is an enclosed cottage style garden with a seating area immediately off the rear of the property with steps leading to laid to lawn with planted borders, further seating area making an ideal area for alfresco dining. Attached to the side of the cottage is the garden store, there is an stone built store, an outside WC. The garden is bordered by stone walling and fencing.

Attached Garden Store

10' 9" max x 5' 6" (3.28m max x 1.68m)

With door and window, the Grant oil fired boiler serving the domestic hot water and central heating systems, light and power.

Location

The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, Post Office, West Somerset Railway Station, First School, village recreational ground, Hairdressers & Church. The coastline & the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 6 miles. Taunton, the county town of Somerset is approximately 18 miles & offers extensive shopping, scholastic, cultural & sporting facilities. The beautiful countryside of Exmoor National Park & the Quantock Hills are within a short driving distance away.

Council Tax Band

C



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



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welcome to

3 Abbey Road, Washford

- Popular West Somerset Village of Washford
- Period Mid Terrace Cottage
- Four Bedrooms - Lounge/Dining Room - Kitchen/Breakfast Room
- Front & Rear Gardens - Oil Fired Central Heating
- Off Road Parking

Tenure: Freehold EPC Rating: E

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106770 - 0003

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