



Church Street, Timberscombe, Minehead, TA24 7TP

welcome to

1-2 Church Steps, Church Street, Timberscombe

Located at the foot of the 15th century St. Petrocks Church within the Exmoor village of Timberscombe is this delightful detached three bedroom cottage, coming to the market for the first time in approx. 40 years and was formerly two cottages. NO ONWARD CHAIN



Auctioneer's Comments

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Double Glazed Front Door

Leading to

Entrance Porch

With tiled floor, double glazed windows, radiator, light, inner door to

Dining Room

14' 2" x 12' 1" max (4.32m x 3.68m max)

Double glazed window to front, fitted carpet, picture rail, radiator, wall light points, bricked fireplace with tiled hearth, staircase rising to first floor landing, doors to

Kitchen

11' 3" x 6' 11" (3.43m x 2.11m)

Double glazed windows to side and rear, double glazed door to rear, tiled floor, radiator, a range of base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker, tiled splashbacks, built in understairs cupboard, built in larder cupboard, space & plumbing for washing machine or dishwasher, space for fridge freezer.

Sitting Room

13' 10" max x 13' max (4.22m max x 3.96m max)

Double glazed door to front, double glazed window to front, fitted carpet, radiator, wall light points, exposed beams, stone fireplace with inset log burner, door and staircase rising to first floor landing, open plan to

Utility Room

6' 10" x 6' 8" (2.08m x 2.03m)

Door to garden room, stainless sink unit, base and wall units, tiled splashback, vinyl floor, built in understairs cupboard, door to

Shower Room

Double glazed window to rear, shower cubicle, pedestal wash hand basin, low level WC, vinyl floor, wall mounted electric heater, part tiled surrounds.

Rear Entrance Lobby

With door to rear, tiled floor, door to utility, plumbing for washing machine, open plan to

Garden Room

7' 10" max x 7' 1" (2.39m max x 2.16m)

Windows to side, tiled floor, light and power.

First Floor Landing 1

11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed window to rear, fitted carpet, exposed beams, built in airing cupboard, radiator, door to

Bedroom One

14' 1" max x 11' 4" (4.29m max x 3.45m)

Double glazed window to front, radiator, exposed beams, fitted carpet, wall light point, access to roof space.

First Floor Landing 2

Double glazed window to rear, radiator, fitted carpet, exposed beam, door to

Bedroom Two

11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed window to front, picture rail, fitted carpet, exposed beams, radiator, open doorway to lobby area with built in airing cupboard, connecting door to bedroom three, doorway to

Shower Room

Double glazed window to front, vanity wash hand basin with drawers under, low level WC, shower cubicle, heated towel rail, exposed beams, laminate floor.

Bedroom Three

8' 11" max x 8' 8" max (2.72m max x 2.64m max)

Double glazed window to rear, fitted carpet, exposed beams, radiator, picture rail.

Outside

To the front of the property is a small courtyard area with flower and shrub bed, timber gate to the side of the property leads to the rear courtyard.

The rear courtyard gives access to stone outbuildings, outside oil fired boiler, steps lead up to a raised seating area where the oil tank can be found, flower and beds, bordered by fencing and walling.

The outbuildings comprise of:

Wood Store

Shed One - 8'9" max x 7'11" max

Shed Two - 8'2" x 7'2"

Passing the outbuildings there is an open gateway leading to a small courtyard area bordered by walling with raised flower and shrub bed, door to rear entrance lobby.

Location

Timberscombe itself is served together with church, village hall, post office and inn. There is also a primary school and pre-school in the village. The historic village of Dunster is approximately two miles away and West Somerset's premier coastal resort of Minehead which has an excellent range of shopping, banking and recreational facilities is approximately six miles. The county town of Taunton is approximately twenty miles to the east and has mainline rail connections and access to the motorway network. The property is situated within the Exmoor National Park and is ideally placed to explore the rolling Exmoor Hills and the nearby Quantock and Brendon Hills and the coast is also close at hand.

Council Tax Band

C

view this property online fox-and-sons.co.uk/Property/MIH106941



welcome to

1-2 Church Steps, Church Street, Timberscombe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Exmoor Village of Timberscombe
- Period Detached Cottage - Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106941 - 0009

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