



**Vale Cottages, Carhampton, Somerset, TA24 6NP**



**welcome to**

## **2 Vale Cottages, Vicarage Road, Carhampton, Minehead**

Situated in the popular village of Carhampton this pretty, period thatched cottage, offers characterful living accommodation with two bedrooms and enjoys enclosed gardens with gated parking and useful timber workshop. An ideal holiday or permanent home - no chain complications,



### Entrance

Stable door with Glazed insert to

### Entrance Hall

Leaded light window to front, cloaks hanging space, stairs to first floor landing, door to

### Lounge/Dining Room

15' 8" x 11' 8" ( 4.78m x 3.56m )

Leaded light window to front, attractive exposed stone wall incorporating feature fireplace with inset woodburner, exposed beams, understairs storage cupboard, useful large shelved storage cupboard with light, wall light points, Dimplex Quantum heater, door to

### Cloakroom

With understairs storage area, White suite comprising low level w.c. and wash hand basin, tiled splashbacks.

### Kitchen

16' 6" x 6' ( 5.03m x 1.83m )

Dual aspect with leaded light window to front and side, fitted range of base level units, ample work top surfaces with inset four ring electric hob and oven below , inset one and a half bowl sink with mixer tap, plumbing for washing machine, space for fridge and freezer, exposed beams, Dimplex Quantum heater.

### Landing

Access to loft space, doors to

### Bedroom One

12' x 11' 3" ( 3.66m x 3.43m )

Leaded light window to front shelved airing cupboard with water tank, fully tiled walk in shower with electric shower and extractor, vanity wash hand basin, Dimplex storage heater, exposed beams.

### Bedroom Two

16' 1" x 8' 7" max ( 4.90m x 2.62m max )

Dual aspect with leaded light windows to front and side, Dimplex storage heater, exposed beams.

### Bathroom

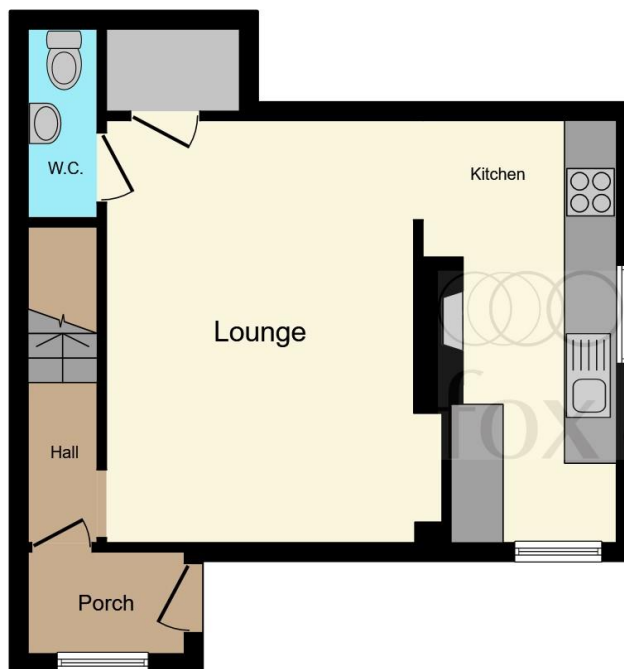
Obscured window to front, White suite comprising panel enclosed bath, low level w.c., wash hand basin, tiled surrounds.

### Outside

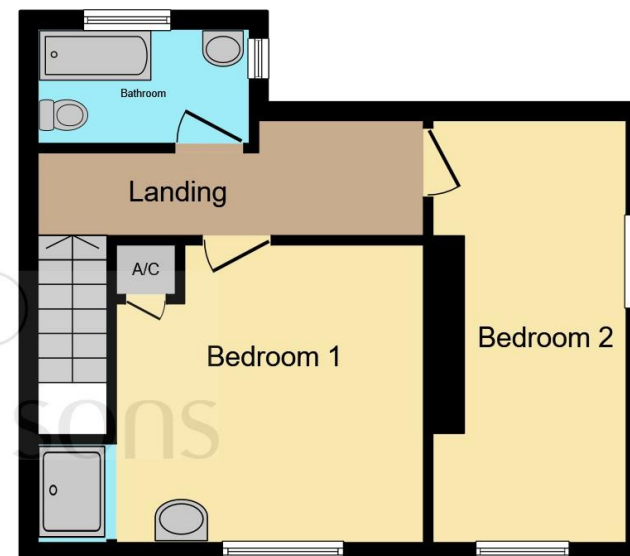
### Gardens

Enclosed by wood panel fencing with mature hedges, gated pedestrian side access, patio area to property with raised stone planter leading to an area of lawn with pathway to head of garden, timber workshop (14'0 x 8'6) with windows to side and front, power and light, twin gated rear access with area for parking and storage, outside tap and lighting.

### Council Tax Band C



Ground Floor



First Floor

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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## **2 Vale Cottages, Vicarage Road, Carhampton, Minehead**

- Period Thatched Cottage In Village Setting
- Entrance Porch - Sitting/Dining Room - Kitchen
- Cloakroom - First Floor Landing - Two Bedrooms
- Bathroom - Electric Dimplex Heating
- Enclosed Gardens - Gated Parking - Workshop

Tenure: Freehold EPC Rating: Awaited

**£235,000**



Please note the marker reflects the postcode not the actual property

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