



Brook Street, Timberscombe, MINEHEAD, TA24 7TG

welcome to

Garden Cottage, Brook Street, Timberscombe

Situated within the heart of the popular Exmoor village of Timberscombe is this beautifully presented semi detached two bedroom cottage enjoying a pleasant outlook. The property benefits double glazing, LPG central heating, modern fitted kitchen & bathroom, enclosed level garden & off road parking.



Front Door

Leading to

Entrance Porch

With inner door leading to

Sitting Room

16' 6" max x 14' 1" max (5.03m max x 4.29m max)
Double glazed bay window to front overlooking the garden, fitted carpet, exposed beams, radiator, inset log burner set in bricked fireplace, inset ceiling spotlights, door to

Kitchen

16' 9" max x 7' 3" max (5.11m max x 2.21m max)
Double glazed window to rear, a modern fitted kitchen with a range of base and wall level units, worktop surfaces, inset one and half bowl sink unit, inset electric hob with stainless steel cooker hood over, integrated electric oven, integrated dishwasher, tiled splashbacks, tiled floor, under counter space for fridge and freezer, radiator, staircase rising to first floor landing, door to (Please note the oven, hob and dishwasher were replaced in 2023)

Utility Room

Double glazed door to the rear, space and plumbing for washing machine, wall mounted Baxi LPG boiler serving the domestic hot water and central heating systems, Quarry tiled floor, built in store cupboard (with plumbing for WC which is sealed off but could be reinstate if you wish).

First Floor Landing

With fitted carpet, window to rear, radiator, exposed beams, doors to

Bedroom One

13' 1" x 8' 8" max (3.99m x 2.64m max)
Double glazed window to front, fitted carpet, inset ceiling spotlights, radiator.

Bedroom Two

8' 9" x 7' 4" (2.67m x 2.24m)
Double glazed window to front, fitted carpet, radiator, inset ceiling spotlights.

Bathroom

Double glazed window to rear, a modern fitted suite comprising of shower cubicle. panelled bath with mixer taps, pedestal wash hand basin, low level WC, part tiled surrounds, inset ceiling spotlights, radiator, vinyl flooring, built in cupboard, extractor unit.

Outside

To the front is a good size enclosed level paved garden with ease of maintenance in mind comprising of raised flower and shrub beds, timber gate to the front.

To the rear is an enclosed paved and gravelled courtyard garden timber gate giving access to the private parking area with the left hand side being for Garden Cottage.

Location

Timberscombe itself is served together with church, village hall and inn. There 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

B

Agents Note

The property is currently being used as a holiday let by the current owners. The chattels at the property are available by separate negotiation.



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

Garden Cottage, Brook Street, Timberscombe

- Popular Exmoor Village of Timberscombe
- Beautifully Presented Semi Detached Cottage
- Lounge/Dining Room - Kitchen
- LPG Central Heating - Double Glazing
- Enclosed Level Gardens - Off Road Parking

Tenure: Freehold EPC Rating: F

£285,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106667 - 0003

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