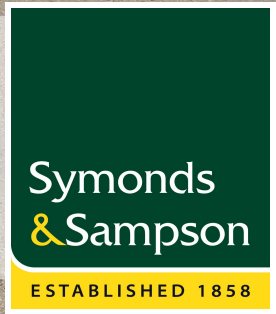




26, Church Street, Winsham, Chard

A deceptively spacious 3 bedroom end of terrace cottage enjoying an edge of village location benefiting from a garage and a low maintenance garden

Guide Price
£295,000
Freehold



26, Church Street Winsham, Chard TA20 4JD

- End of terrace cottage
- Edge of village location
- Impressive principle reception room
- Recently installed first floor bathroom
 - Garage with shared driveway
- Low maintenance Mediterranean style garden
 - Oil fired Aga & conservatory
 - Council tax band D

Viewing strictly by appointment through
Symonds & Sampson Axminster Sales Office
on 01297 33122





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The property comprises a well proportioned 3 bedroom end of terrace cottage built principally with colour washed elevations under a tiled roof benefiting from an oil fired Aga and UPVC double glazed units to most openings. There is an impressive principal reception room enjoying a double aspect with a stone fireplace and exposed timber flooring. A sizeable kitchen diner is complemented by an oil fired Aga and modern kitchen units. The Aga offers space heating and domestic water heating, and heats one radiator in the upstairs bathroom. Elsewhere heating is supplied by storage heaters which are currently on a dual tariff. On the first floor there are 3 double bedrooms and a modern recently installed bathroom. Other benefits include a galleried landing, Conservatory and useful ground floor cloakroom.

Situation

The cottage forms part of a picturesque street scene

enjoying an edge of village location. Winsham is set in the heart of the South Somerset countryside but near to the Devon and West Dorset borders. It's the ideal base to enjoy everything this beautiful part of the countryside has to offer - not far from the coast, and yet within easy reach of good road links via the A358, A30 and A303. Winsham has a thriving community with a village shop/post office, primary school, church, village hall, playing fields and many local social societies and clubs. It is well placed for access to the nearby country towns of Chard (4 miles), Beaminster (8 miles) and Crewkerne (6 miles) with a Waitrose supermarket and mainline station on the London Waterloo line. Each town offers a wider range of day-to-day amenities and facilities. The UNESCO Jurassic coast with the lovely resorts of Lyme Regis, Charmouth and West Bay are all within half an hour's drive, offering excellent opportunities for walking, fossil-hunting, fishing and swimming. The county town of Taunton (18 miles) offers a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London Paddington. Other leisure facilities in the district include Forde Abbey, Cricket St Thomas Lakes and Gardens and Cricket St Thomas Golf Club.

Outside

The garden consists of a courtyard Mediterranean style area incorporating paved and gravelled sections created for a low maintenance environment. A shared driveway leads to a detached garage with up & over door.

Agents Note

We are informed that there is a small flying freehold incorporating part of bedroom 2. It should also be noted that planning permission was granted for the erection of two dwellings in the neighbouring field.

Services

Mains electric, water & drainage. Oil fired central heating.

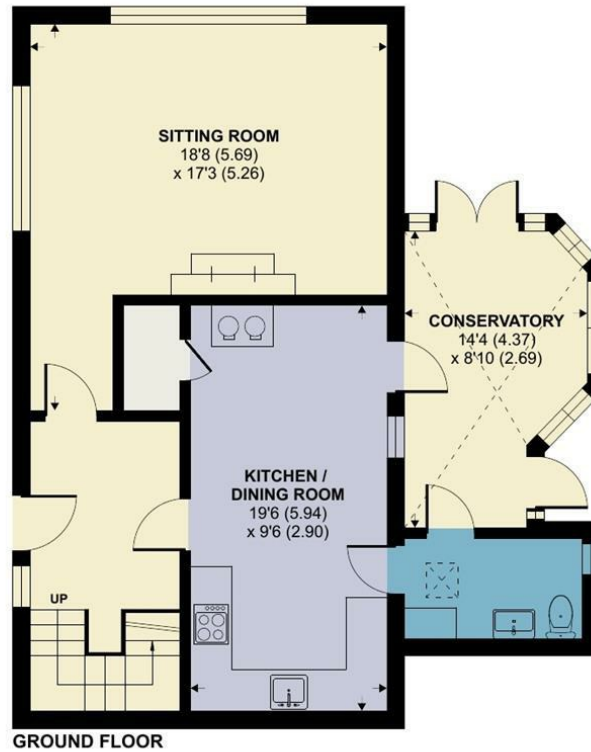
Local Authority

South Somerset District Council
Council Offices, Brympton Way, Yeovil, BA20 2HT.
Tel : 01935 462462

Church Street, Winsham, Chard

Approximate Area = 1409 sq ft / 130.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Directions

On entering the village of Winsham proceed past the shop onto church St. Continue along church St with the pub on your left hand side. The cottage is literally the last property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Axm/RIS/10.10.23



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1042010



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