



1, Townsend Cottages



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Winsford, Minehead, TA24 7JE

Exmoor National Park, Winsford Village, Dulverton 7 miles,
Taunton 26 miles.

A beautifully presented character three bedroom semi-detached cottage situated in an elevated position with gardens, garage, parking and countryside views.

- Immaculate Period Cottage
- Kitchen/Breakfast Room
- 3 Double Bedrooms
- Rural Views
- Edge of Village Location
- Sitting Room with Inglenook Fireplace
- Gardens, Parking and Garage
- Council Tax Band D. Freehold, EPC Band E

Guide Price £425,000

SITUATION

1 Townsend Cottages is set in the heart of the sought-after village of Winsford. Winsford is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet and there are eight bridges and a ford. It is only a short walk to the parish church, village hall, garage (not fuel) and the famous Royal Oak Inn which provides an in-house village shop. There are also tennis courts and a cricket pitch in the village.

Dulverton (7 miles) has a strong community and provides good day-to-day shopping together with three churches, post office, chemist, medical, dental and veterinary surgeries and a well-supported town hall. In addition, there are good restaurants and recreational facilities including squash courts, all-weather tennis courts, football and cricket pitches.

The coastal town of Minehead, 12 miles to the north, provides a variety of additional amenities, including a choice of shops, large supermarkets and leisure facilities. Secondary schooling is available at Minehead. Tiverton has a mainline railway station with regular services to London Paddington taking under two hours. The County Market town of Taunton is 23 miles to the east and offers a further wide range of shops and amenities, several highly sought after Independent schools and is also on the main line to London Paddington. The dramatic North Somerset and Devon coastlines are also easily accessible with ample opportunity for sailing and some of the best surfing in the country.



DESCRIPTION

This charming period semi detached cottage has been immaculately refurbished offering a blend of character with modern facilities. It benefits from double glazing and oil fired central heating, The cottage is complemented by its gardens, seating areas, plenty of parking, a garage and enjoys lovely countryside views.

ACCOMMODATION

The front door leads into a lovely spacious hall with window to the front, flagstone flooring and feature stone walls. The kitchen/breakfast room is well fitted with a bespoke range of wall and base units, a Belfast sink, an electric Aga, a tiled floor, door to the garden and plenty of room for a table. The sitting room is a cosy room with inglenook fireplace inset with a wood burning stove, timber flooring, beamed ceiling and stairs to the first floor. Also on the ground floor is a utility room with sink, cupboards, space for white goods and door to the cloakroom.

Upstairs there are three double bedroom and the well appointed bathroom with bath, shower unit, WC and hand wash basin.

OUTSIDE

The property is approached through a five bar gate which leads into the parking area for several cars and the garage. To the front are two useful stone outbuildings. Immediately outside the entrance gate is a further area of garden which is laid to grass. The garden to the rear is a good size and mainly laid to lawn with shrubs and flowers. Immediately to the back of the cottage is a large sunny patio.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity, water and drainage. Oil Central Heating. Local Authority: Somerset West and Taunton Council. Ofcom predicted broadband services - Standard 17 Mbps download 1 Mbps Upload. Superfast 47 Mbps 8 Mbps upload. Ofcom predicted mobile coverage for voice and data: Internal - EE, Vodafone & O2., Three voice and data none, External - EE, Three, None, O2 and Vodafone data and voice limited, Data None

DIRECTIONS

From Dulverton take the A396 towards Wheddon Cross and Minehead. After approximately 3/4 mile beyond Bridgetown, turn left signposted Winsford. As you enter the village turn left, passing The Royal Oak Inn on the left, continue for a short way and just before a right hand bend you will find the entrance to 1 Townend Cottages. property will be found shortly on the left hand side.

WHAT3WORDS

///archduke.concerned.relocated



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

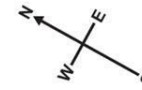


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

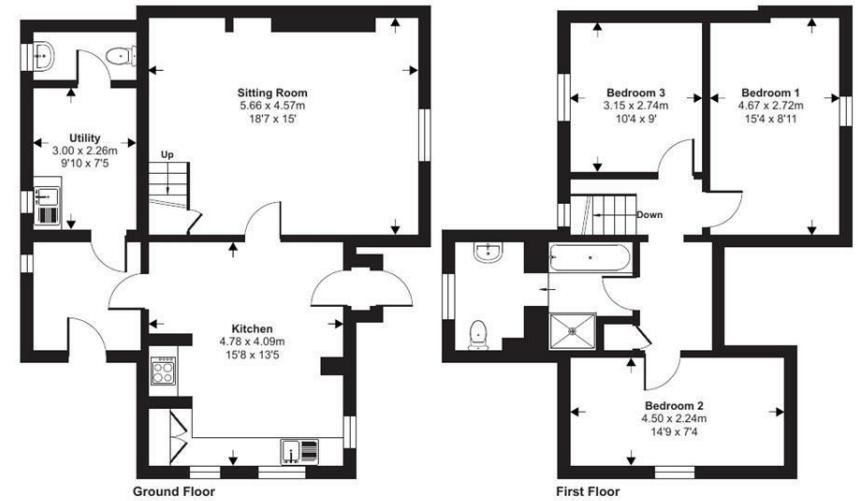
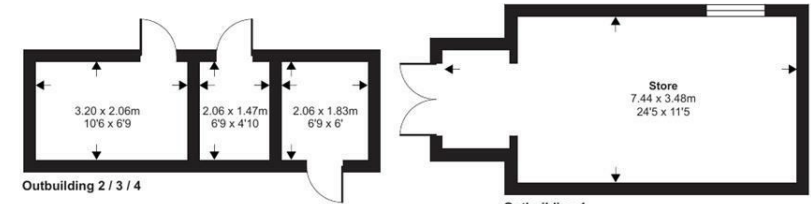
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Approximate Area = 1208 sq ft / 112.2 sq m
Outbuildings = 403 sq ft / 37.4 sq m
Total = 1611 sq ft / 149.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1149190



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