



Oakleigh, Fitzhead, Taunton TA4 3JP
Offers in the Region Of £350,000

GIBBINS RICHARDS 
Making home moves happen

If you're seeking a home with personality, warmth, and charm, this one-of-a-kind house in this peaceful village is for you! Full of character, with exposed beams, welcoming fireplaces, rustic wooden floors, window seating and plenty of quirky features. This unique property is perfect for those who appreciate individual charm over straight lines and flawless walls. Energy Rating: E,44

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Fitzhead is a charming, small village surrounded by picturesque countryside. It's a peaceful and quiet community, perfect for those seeking a rural retreat. The village itself is known for its traditional stone cottages and scenic beauty, with a lovely parish church at its heart. Fitzhead is also just a short drive from Wiveliscombe, a larger village offering local shops, pubs, and essential amenities. For more extensive facilities, Taunton, the county town of Somerset, is about a 20-minute drive away, providing shopping, dining, and transport links, including trains to Bristol, Exeter, and beyond.

- AN ATTRACTIVE PERIOD STONE COTTAGE WITHIN THIS VILLAGE SETTING
- THREE BEDROOMS, MASTER WITH EN SUITE
- COSY LIVING SPACES WITH WOODEN FLOORS, BEAMS AND FIREPLACE
- COTTAGE STYLE KITCHEN AND DINING ROOM WITH RUSTIC CHARM
- COTTAGE GARDEN TO THE REAR
- OIL FIRED CENTRAL HEATING
- A PERFECT WEEKEND RETREAT OR FULL TIME RESIDENTS
- PARKING IS NOT ALLOCATED, HOWEVER YOU CAN PARK ON THE ROAD OUTSIDE





ACCOMMODATION

Entrance Hall

Sitting Room 16' 8" x 15' 4" (5.08m x 4.67m)

Kitchen/Diner 31' 3" x 9' 8" (9.53m x 2.95m)

First Floor Landing

Bedroom One 16' 3" x 12' 7" (4.95m x 3.84m)

En-suite 7' 5" x 5' 0" (2.26m x 1.52m)

Bedroom Two 9' 8" x 8' 6" (2.95m x 2.6m)

Bedroom Three 11' 1" x 6' 8" (3.38m x 2.03m)

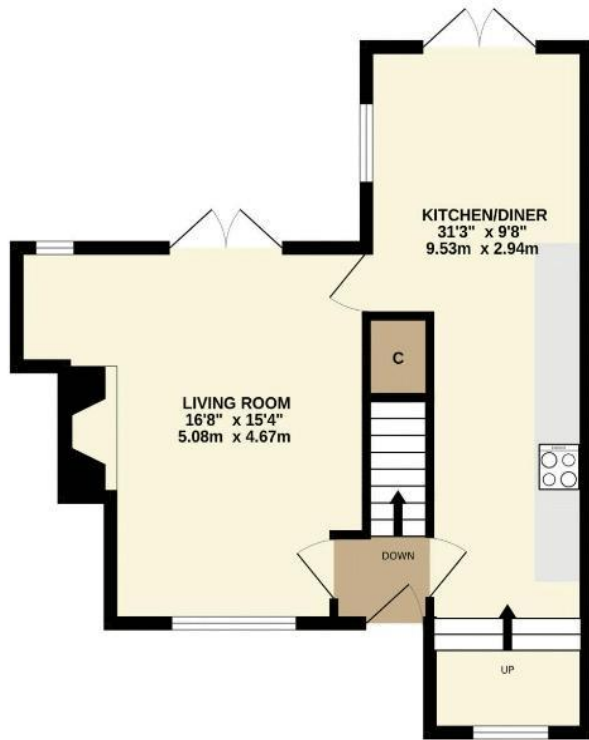
Shower Room

OUTSIDE

There is a rear garden creating an informal outdoor space and natural feel with a delightful mix of flowers, herbs, and greenery spilling over a pathway and borders, trees, shrubs, and climbing vines creating a relaxed, welcoming atmosphere. There is a cosy seating area under the pergola providing a perfect spot to enjoy the beauty of nature.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



FIRST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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