



Wayside, High Street, Othery, Nr. Bridgwater TA7 0QD
£289,950

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Detached Cottage | Flexible Living Space | Off-Road Parking | Village Location

This delightful detached village cottage, believed to date back in part to the 1700s, with later additions creating a flexible and versatile home suited to a range of buyers. The accommodation offers multi-functional living space, allowing the rooms to be used in a way that best suits modern day living. The property benefits from double glazing and oil-fired central heating, while still retaining the charm and appeal expected from a cottage of this age.

Externally, the home enjoys off-road parking, a private courtyard garden and a further garden area with side access, providing a lovely balance of outside space without feeling overwhelming. Located in the village of Othery, the property offers a semi-rural village setting while still being within reach of nearby towns and amenities.

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

Othery is a popular Somerset village surrounded by open countryside and well placed for access to nearby towns including Bridgwater, Taunton, Langport and Street. The village offers a traditional rural setting, with nearby countryside walks and access to local road links, making it suitable for those looking for village living while remaining within reach of everyday amenities.

Total floor area - 947 sq.ft. (88.0 sq.m.) approx.

Detached Three Bedroom Cottage

Flexible Accommodation

Dating Back In Part To The 1700s

Oil Central Heating

Double Glazing

Off-Road Parking

Range of gardens

Village Location

Character Property



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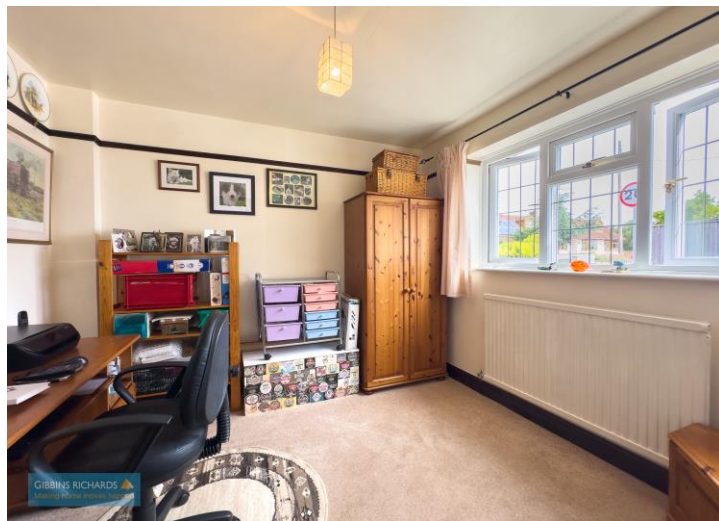


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Entrance Hall	Doors to bedroom/study, sitting room, sun room/dining room, shower room and kitchen.
Bedroom/Study	9' 10" x 9' 10" (3.m x 3.m) Side aspect window.
Kitchen	12' 10" x 7' 7" (3.9m x 2.3m) Front and side aspect windows. Matching eye and low level units, integrated electric oven and hob, integrated fridge, freezer washing machine and dishwasher.
Shower Room	6' 3" x 5' 3" (1.9m x 1.6m) Side aspect obscure window. Low level WC, wash hand basin and corner shower. Heated towel rail. Airing cupboard.
Sun Room/Dining Room	18' 4" x 6' 11" (5.6m x 2.1m) Side aspect windows. Doors to garden and sitting room.
Sitting Room	18' 4" x 8' 6" (5.6m x 2.6m) Stairs leading to the first floor bedroom and access to bedroom 3.
Bedroom 3	9' 2" x 7' 3" (2.8m x 2.2m) Side aspect window and door to garden. Door to;
En-Suite Shower Room	5' 7" x 5' 7" (1.7m x 1.7m) Rear aspect obscure window. Low level WC, wash basin and corner shower enclosure.
First Floor Bedroom	15' 1" x 8' 10" (4.6m x 2.7m) Two side aspect windows and Velux window. Built-in wardrobes and storage cupboard.
Outside	To the front of the property there is off road parking and a private enclosed courtyard together with a traditional garden to the side.



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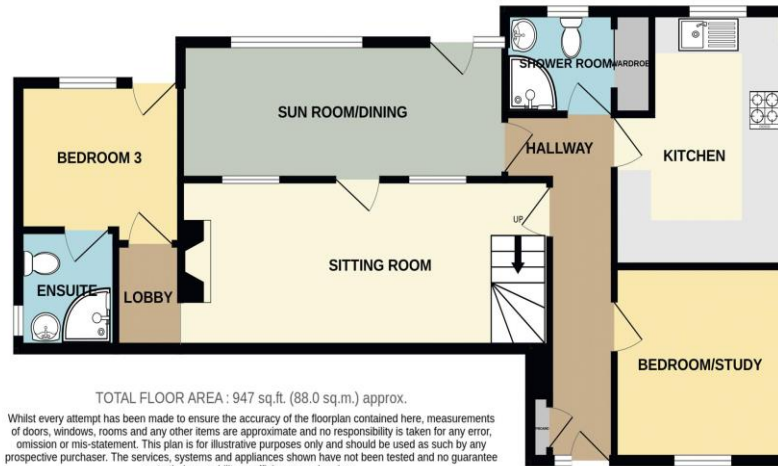


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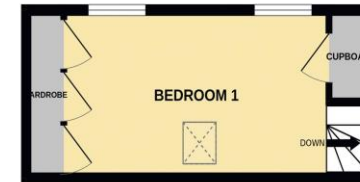


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GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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