



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (57)

Services

Mains Electric and Water. Shared Septic tank for Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Agents Note

Please note; The owner of this property is an employee of Tarr Residential and a declaration is hereby made in accordance with The Property Ombudsman Membership.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £340,000

**Firs Cottages, Puddlebridge, Horton, Nr Ilminster,
Somerset TA19 9RL**

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**4 Firs Cottages,
Puddlebridge, Horton,
Nr Ilminster, Somerset
TA19 9RL**

Guide Price: £340,000

- **NO ONWARD CHAIN**
- **Delightful Cottage, Edge of Hamlet Location**
- **Private Gardens Backing onto Open Fields**
- **2 Double Bedrooms with Views from the Master**
- **16ft Sitting Room with Inglenook Fireplace**
- **16ft Kitchen/Dining Area & Separate Sunroom/Dining Room**
- **Entrance Porch, Cloakroom & Study/Potential Bedroom 3**
- **First Floor White Suite Bathroom**
- **Double Glazing & Electric Heating**
- **Double Garage & Off Road Parking for Multiple Vehicles**



NO ONWARD CHAIN. A charming and delightful 2 double bedroom end of terrace cottage with a detached double garage, all situated within large private mature gardens backing onto open fields on the hamlet edge of Puddlebridge, nr Ilminster. The property comprises; entrance porch, 16ft kitchen/dining area, sunroom/dining room, 16ft sitting room with inglenook fireplace and log burner, inner hall with access to outside, study/potential bedroom 3, cloakroom and a first floor modern white suite bathroom. Further benefits from updated Quantum electric heating, off road parking for multiple vehicles and countryside views from the master bedroom.

Approach

Approached via twin opening timber gates heading the gravel chipped off road parking area with space for multiple vehicles and double garage. (A lay-by to the front aspect provides additional off road parking). A path leads to the part double glazed door opening to:

Entrance Porch

With an obscure double glazed side panel, tiled floor and coat hanging space. Further door to:

Kitchen/Dining Area: 16' 6" x 9' 9" (5.03m x 2.97m)

Fitted with a range of shaker style wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with extractor over. Space and plumbing for both a washing machine and slim line dishwasher, space for an upright fridge/freezer. Double glazed windows to both the side and front aspects, Dimplex Quantum electric night storage heater, wall mounted cupboard housing the NEW electric fuse box and meter. Door to:

Dining Room/Sunroom: 11' 10" x 10' 8" (3.60m x 3.26m)

Double glazed sliding patio doors opening to the patio and a further double glazed window to the rear. Built in storage cupboard and a Dimplex Quantum electric night storage heater.

Sitting Room: 16' 4" x 11' 11" (4.98m x 3.63m)

Attractive inglenook fireplace with a solid timber mantle and an inset Villager log burner. Double glazed window to the front aspect, exposed timber beams and a Dimplex Quantum night storage heater. Stairs rise to the first floor with a built in under stairs storage cupboard. Door to:

Inner Hall

With a part double glazed door opening to the rear patio area and doors to both:

Cloakroom

Fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin.

Study/Potential Bedroom 3: 10' 0" x 6' 4" (3.05m x 1.92m)

Double glazed window to the rear aspect, Dimplex Quantum night storage heater and a built in storage cupboard.

First Floor Landing

With access to the roof void and doors to all first floor rooms.

Bedroom 1: 14' 6" x 9' 7" (4.41m x 2.92m) (max)

Double glazed french doors opening to the Juliet balcony with superb views over the rear garden and open fields beyond. Further double glazed window to the side. Dimplex Quantum night storage heater. Built in wardrobe and a further cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 2: 9' 8" x 9' 7" (2.94m x 2.92m)

Double glazed window to the front aspect, built in double wardrobe and a Dimplex Quantum night storage heater.

Bathroom

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap and a wall mounted Mira electric shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Part tiled walls, ladder style heated towel rail and an extractor.

Double Garage: 16' 2" x 16' 2" (4.92m x 4.92m)

A detached double garage for storage heading the off road parking area. Side pedestrian access door and two windows. Power and light connected.

Outside

The property is set within an extremely good size private plot and backs on to open fields. Approached via double opening timber gates heading the off road parking area and double garage with a footpath leading to the front entrance porch. The front garden is mainly laid to lawn with beds and borders filled with a good variety of mature shrubs, magnolia trees and hedging.

A timber gate gives access to the good size paved patio heading both the sunroom side door and rear access door. The main level rear garden is laid to lawn with a separate area to the side with mature apple trees has potential for a vegetable garden if desired. Outside lights and water tap. All enclosed by a combination of timber fencing and mature hedging.