



£320,000

At a glance...



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**holland
& odam**

1 Moor Road
Moorlinch
Somerset
TA7 9BY

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed along the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After travelling for approximately 5 miles take the left hand turning signposted to Moorlinch. Continue down the hill into the village, the property will be found on the right hand side just after a left hand bend.

Services

Mains electricity and water are connected. Oil fired central heating system. Private drainage - septic tank.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Moorlinch is a popular rural village situated on the southern slopes of the Polden Hills, overlooking part of the Somerset Levels. The village benefits from a garage/body repair shop, a parish church, and The Ring O'Bells public house. The village of Ashcott is only 2.5 miles away and offers a choice of pubs and a primary school. Additional primary schools can be found in Catcott (2.5 miles) and High Ham (7 miles). The thriving town of Street (6 miles), famous as the home of Clarks Shoes and the renowned Millfield School, provides a wide range of shops including Clarks Village shopping centre and a Sainsbury's supermarket. Moorlinch offers convenient access to the A39 and A361, and is just 7 miles from Junction 23 of the M5. The regional centres of Taunton, Exeter, and Bristol are 21, 56, and 35 miles away respectively, with Bristol International Airport located 29 miles from the village.

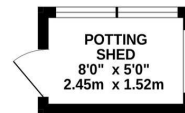
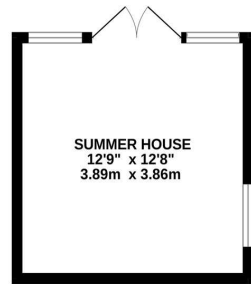
Insight

We are pleased to bring to the market this beautifully presented three-bedroom semi-detached home, enjoying breathtaking views and a desirable south-facing garden. This move-in-ready property offers comfortable, well-proportioned accommodation and is ideally suited to a range of buyers, all set within a sought-after village location.

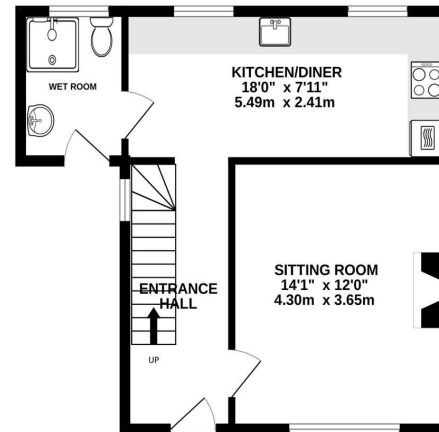
- The property benefits from a welcoming entrance hall with under-stairs cupboard and additional storage, along with a convenient ground floor wet room off the kitchen.
- Enjoying a spacious sitting room filled with natural light from a large window, centred around a charming wood-burning stove, creating a warm and inviting atmosphere.
- Stylish, modern kitchen/diner fitted with a range of high-gloss wall, base and drawer units, complemented by granite worktops, an integrated oven, and space for under-counter appliances.
- Affording three bright and airy bedrooms, including two well-proportioned doubles, with the principal bedroom enjoying fantastic countryside views.
- A well-appointed family bathroom comprising a bath, separate shower enclosure, wash basin with storage beneath, WC, heated towel rail, and housing the airing cupboard.
- Fantastic-sized, south-facing garden, mainly laid to lawn and filled with a host of established plants, offering privacy, with a potting shed and a summer house benefiting from power and lighting.
- Benefiting from driveway parking to the front of a good-sized workshop, fitted with a barn-style door and equipped with power and lighting.



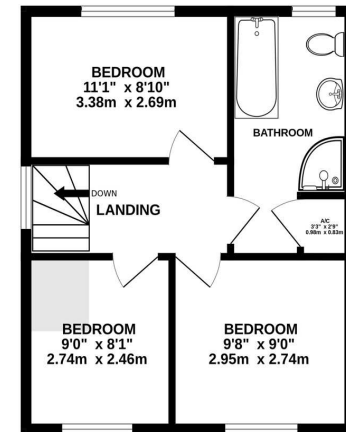
OUTBUILDINGS
424 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 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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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.

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