



- A natural stone cottage enjoying a quiet and tucked away position with views
- Entrance hallway with original balustrade staircase and understair cupboard
- Open plan lounge dining room with windows to front and rear
- Fitted kitchen with a good range of units, ground floor shower room
- Three good sized bedrooms, gas central heating and double glazing
- Gardens to front and rear, main roof recently replaced, no onward chain



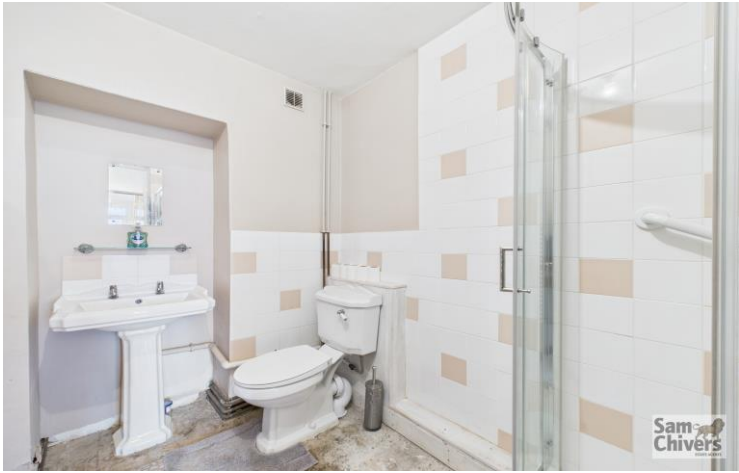
"A traditional natural stone property forming part of a terrace of eight cottages which enjoys an elevated and tucked away location with views across the Somer Valley and offered for sale with no onward chain!"

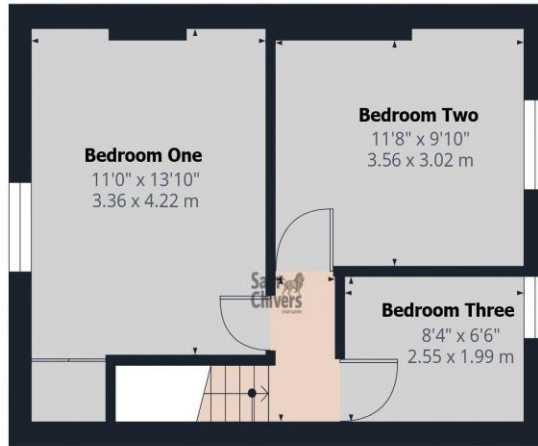
The accommodation comprises entrance hallway with the original balustrade staircase and handy under stair cupboard. Open plan lounge dining room with windows to front and rear. Fitted kitchen with a range of units and door to rear. On the first floor are three good sized bedrooms all with a pleasant aspect to front and rear. The property benefits from mains gas central heating and double glazing. The main roof has been completely replaced in recent years.

Outside, to front is a shared pathway leading to the front door and gardens. To the rear there is initially a yard area with which can be enclosed if required, leading on from this is a shared pathway and gradient garden currently laid to vegetable plots.

Tenure: Freehold.

Council Tax Band: B.





Approximate total area⁽¹⁾
830 ft²
77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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