

Fore Street  
Othery  
Bridgwater  
TA7 0QS



**JOSEPH CASSON**

the estate agency your home deserves





£260,000

- Spacious Mid-Terraced Property
- Three Bedrooms
- First Floor Bathroom
- Lounge
- Kitchen/Diner
- Utility Room & Cloakroom
- Enclosed Rear Garden
- Two Parking Spaces
- Electric Heating & Double Glazing



Discover this charming three-bedroom home in the desirable village of Othery, just 7 miles east of Bridgwater and 4 miles from Langport.

This double-glazed property features a spacious lounge with a wood burner, a kitchen/dining room, a utility room, and a cloakroom on the ground floor. Upstairs, find three spacious bedrooms and a bathroom.

With parking for two vehicles and an easy-care rear garden, this gem is not to be missed!

## ACCOMMODATION

This double glazed accommodation briefly comprises: lounge with wood burner, kitchen/dining room, utility, and cloakroom on the ground floor. Arranged on the first floor and accessed from the landing are three double bedrooms and a bathroom. Externally, there is parking for two vehicles and a low-maintenance, enclosed rear garden with rear access.

## LOCATION

The village of Othery is a charming and picturesque village located in the heart of Somerset, England. Nestled amidst the rolling hills and lush green countryside, this village offers a tranquil and idyllic retreat for both residents and visitors alike. With a rich history dating back centuries, Othery boasts a fascinating heritage that can be explored through its historic buildings and landmarks. In addition, Othery is conveniently located within easy reach of larger towns, including Taunton and Bridgwater.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

Council Tax Band: B

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: Yes - Oil

## FLOODING

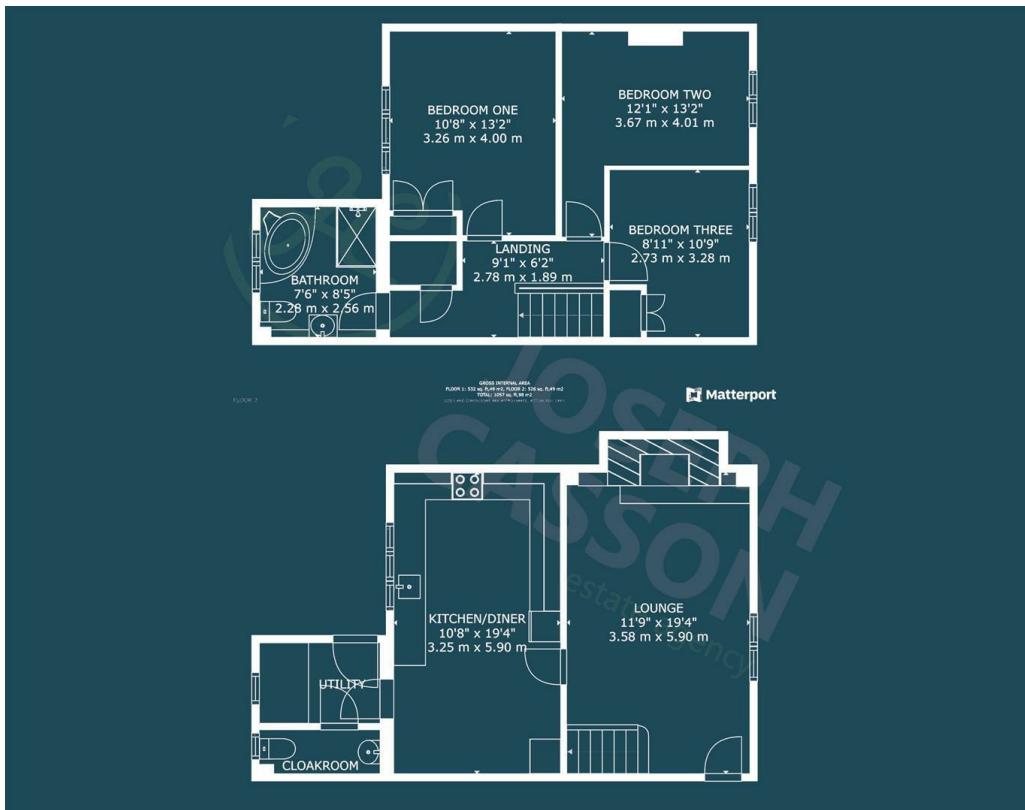
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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