

## Fuddlebrook Cottage

4 The Pitching, Chilcompton  
BA3 4HF

**£315,000**



- An attractive two bedroom river front cottage
- Pretty location in a popular village setting
- Lounge/dining room and kitchen/breakfast room
- Two spacious first floor bedrooms and a bathroom
- Enclosed, west facing garden overlooking the river
- Packed full of charm and characterful features



***'A picturesque cottage set in a quiet spot fronting the river and has been transformed by the current owners to create an attractive home that could suit a variety of buyers!'***

Located in a pretty, village location lies this two bedroom end of terrace cottage that is in super order throughout and is one to be viewed to be appreciated! The property enjoys an entrance porch and this leads nicely into a cosy lounge/dining room which has an attractive fireplace, space for a dining table and the stairs to the first floor. At the rear there is a well fitted kitchen/breakfast room and a separate utility/boot room with door to the rear. On the first floor there are two lovely bedrooms and a bathroom. The cottage has GCH, double glazing and lots of characterful features such as exposed stonework and beams giving the beautiful cottage a very homely feel. Outside to front is a fully enclosed west facing garden with newly laid patio area, well maintained lawns and pretty borders. The shared pathway to the left hand side of the cottage provides access to a timber storage shed which adjoins the cottage and a hot and cold water feed perfect for muddy boots and dog walking. There is unrestricted on road parking just a short level walk from the cottage.

AGENTS NOTE: There is a small flying freehold present within the property which benefits the lounge on the adjoining cottage and the main bedroom of this property.

The village of Chilcompton is well served having a popular café, Primary School "St Vigors", doctors surgery, a Co-Op convenience store with post office and two public houses both serving food. Public transport running from Bath to Wells passes through the village on regular intervals. Countryside walks are easily accessible.

**Tenure:** Freehold

**Council Tax Band:** C





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.