



MILES ESTATE AGENTS

Stoneycroft 26 Clayland Corner
Stogursey TA5 1TS £395,000



A lovely, extended and recently upgraded semi detached cottage offering characterful accommodation in generous gardens of around 1/3 acre conveniently located just outside the popular village of Stogursey. Stunning refitted kitchen, refitted ground floor bathroom and first floor shower room, 2 double bedrooms, fabulous loft room/snug, cosy sitting room with woodburning stove and conservatory. Double carport and studio / workshop with solar panels plus off road parking. Early viewing highly recommended. Freehold Council Tax Band C EPC : C



Features:

- Entrance porch
- Stunning refitted kitchen
- Beautiful refitted ground floor bathroom
- Cosy sitting room with woodburner
- Useful conservatory
- 2 double bedrooms on first floor
- Brand new shower room
- Spacious loft room / snug
- Lovely gardens with orchard extending to 1/3 acre
- Double carport with adjoining studio / workshop
- Ample off road parking
- Council Tax Band C
- Freehold
- EPC : C



Clayland Corner, Stourury, Bridgwater, TA5

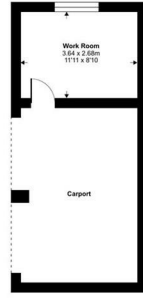
Approximate Area = 1226 sq ft / 113.8 sq m (excludes carport)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

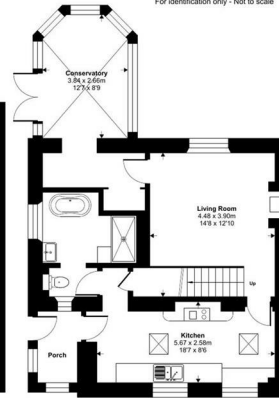
Outbuilding = 105 sq ft / 9.7 sq m

Total = 1391 sq ft / 129 sq m

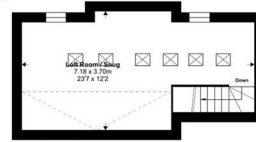
For identification only - Not to scale



CARPORT / OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
A (39-45)		88
B (46-47)		
C (48-49)		
D (50-54)		
E (55-59)		
F (60-64)		
G (65-69)		
H (70-74)		
I (75-79)		
J (80-84)		
K (85-89)		
L (90-94)		
M (95-99)		
N (100-104)		
O (105-109)		
P (110-114)		
Q (115-119)		
R (120-124)		
S (125-129)		
T (130-134)		
U (135-139)		
V (140-144)		
W (145-149)		
X (150-154)		
Y (155-159)		
Z (160-164)		
AA (165-169)		
AB (170-174)		
AC (175-179)		
AD (180-184)		
AE (185-189)		
AF (190-194)		
AG (195-199)		
AH (200-204)		
AI (205-209)		
AJ (210-214)		
AK (215-219)		
AL (220-224)		
AM (225-229)		
AN (230-234)		
AO (235-239)		
AP (240-244)		
AQ (245-249)		
AR (250-254)		
AS (255-259)		
AT (260-264)		
AU (265-269)		
AV (270-274)		
AW (275-279)		
AX (280-284)		
AY (285-289)		
AZ (290-294)		
BA (295-299)		
BB (300-304)		
BC (305-309)		
BD (310-314)		
BE (315-319)		
BF (320-324)		
BG (325-329)		
BH (330-334)		
BI (335-339)		
BJ (340-344)		
BK (345-349)		
BL (350-354)		
BM (355-359)		
BN (360-364)		
BO (365-369)		
BP (370-374)		
BQ (375-379)		
BR (380-384)		
BS (385-389)		
BT (390-394)		
BU (395-399)		
BV (400-404)		
BW (405-409)		
BX (410-414)		
BY (415-419)		
BZ (420-424)		
CA (425-429)		
CB (430-434)		
CC (435-439)		
CD (440-444)		
CE (445-449)		
CF (450-454)		
CG (455-459)		
CH (460-464)		
CI (465-469)		
CJ (470-474)		
CK (475-479)		
CL (480-484)		
CM (485-489)		
CN (490-494)		
CO (495-499)		
CP (500-504)		
CQ (505-509)		
CR (510-514)		
CS (515-519)		
CT (520-524)		
CU (525-529)		
CV (530-534)		
CU (535-539)		
CV (540-544)		
CU (545-549)		
CV (550-554)		
CU (555-559)		
CV (560-564)		
CU (565-569)		
CV (570-574)		
CU (575-579)		
CV (580-584)		
CU (585-589)		
CV (590-594)		
CU (595-599)		
CV (600-604)		
CU (605-609)		
CV (610-614)		
CU (615-619)		
CV (620-624)		
CU (625-629)		
CV (630-634)		
CU (635-639)		
CV (640-644)		
CU (645-649)		
CV (650-654)		
CU (655-659)		
CV (660-664)		
CU (665-669)		
CV (670-674)		
CU (675-679)		
CV (680-684)		
CU (685-689)		
CV (690-694)		
CU (695-699)		
CV (700-704)		
CU (705-709)		
CV (710-714)		
CU (715-719)		
CV (720-724)		
CU (725-729)		
CV (730-734)		
CU (735-739)		
CV (740-744)		
CU (745-749)		
CV (750-754)		
CU (755-759)		
CV (760-764)		
CU (765-769)		
CV (770-774)		
CU (775-779)		
CV (780-784)		
CU (785-789)		
CV (790-794)		
CU (795-799)		
CV (800-804)		
CU (805-809)		
CV (810-814)		
CU (815-819)		
CV (820-824)		
CU (825-829)		
CV (830-834)		
CU (835-839)		
CV (840-844)		
CU (845-849)		
CV (850-854)		
CU (855-859)		
CV (860-864)		
CU (865-869)		
CV (870-874)		
CU (875-879)		
CV (880-884)		
CU (885-889)		
CV (890-894)		
CU (895-899)		
CV (900-904)		
CU (905-909)		
CV (910-914)		
CU (915-919)		
CV (920-924)		
CU (925-929)		
CV (930-934)		
CU (935-939)		
CV (940-944)		
CU (945-949)		
CV (950-954)		
CU (955-959)		
CV (960-964)		
CU (965-969)		
CV (970-974)		
CU (975-979)		
CV (980-984)		
CU (985-989)		
CV (990-994)		
CU (995-999)		
CV (1000-1004)		

England & Wales

EU Directive 2002/91/EC



Viewings strictly through the selling agents:

Miles Estate Agents

2 Piffin Lane, Bishops Lydeard, Taunton, Somerset, TA4 3AS

Tel: 01823 470 500

lydeard@milesestateagents.co.uk

www.milesestateagents.co.uk

rightmove

OnTheMarket.com

MILES ESTATE AGENTS



BEST

ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES