



WARE & CO Charlton Road Cottages Charlton Road, Creech Heathfield – TA3 5PD

estate and letting agents

£285,000

11 Charlton Road Cottages

Charlton Road, Creech Heathfield, Taunton

- No onward chain
- Attractive rural outlook to the front
- Three well-proportioned bedrooms
- Spacious living room with log burner
- Conservatory overlooking the rear garden
- Separate dining room opening to the kitchen
- Fitted kitchen with adjoining utility area
- Ground floor and first floor WC facilities
- Long enclosed rear garden with large decked patio
- Good-sized lock-up shed/workshop

TOTAL FLOOR AREA 115 sq.m.

TENURE Freehold

COUNCIL TAX Somerset Council Tax Band C.
Charges payable for 2025/26 - £2,294.26

SERVICES Main services of electricity, water and drainage are connected. Broadband speeds of up to 43 mbps are available and variable to good mobile signal across the four main networks.

EPC Energy Efficiency Rating: D





Offered to the market with no onward chain, this charming three-bedroom cottage enjoys a delightful rural outlook to the front and provides well-proportioned accommodation throughout. Blending character features with practical living space, the property is ideally suited to those seeking a semi-rural lifestyle while remaining within easy reach of local amenities.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor, leading into a generous living room featuring a cosy log burner, perfect for creating a warm focal point. A conservatory extends from the living room, offering additional reception space and pleasant views over the garden. There is also a separate dining room, which opens through to a fitted kitchen, creating a sociable flow for everyday living and entertaining. Beyond the kitchen is a useful utility area along with a separate WC. Upstairs, the property offers three bedrooms, a family bathroom, and the added convenience of a separate WC. In addition, a **loft conversion provides two useful storage rooms**, offering flexible space ideal for hobbies, home working, or general storage.

Externally, the property benefits from a long enclosed rear garden, ideal for families and outdoor entertaining, featuring a large decked patio area and a substantial lock-up shed providing excellent storage or workshop potential.

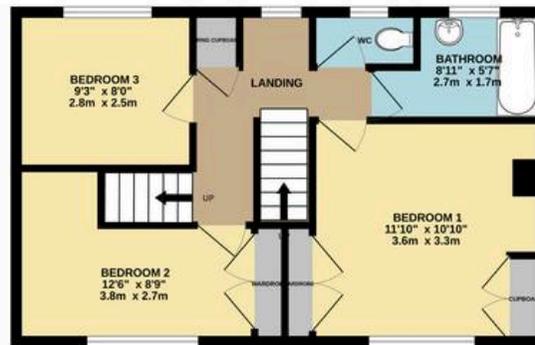
Creech Heathfield is a sought-after village on the outskirts of Taunton, offering a blend of countryside charm and convenient access to town amenities. The area benefits from a well-regarded primary school, local pub, and active community atmosphere. Taunton town centre is within easy reach, providing a comprehensive range of shopping, educational, and leisure facilities, along with mainline rail links to London Paddington. The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, while the nearby M5 motorway provides excellent transport links for commuting further afield, making this an ideal location for those seeking a balance between rural living and accessibility.



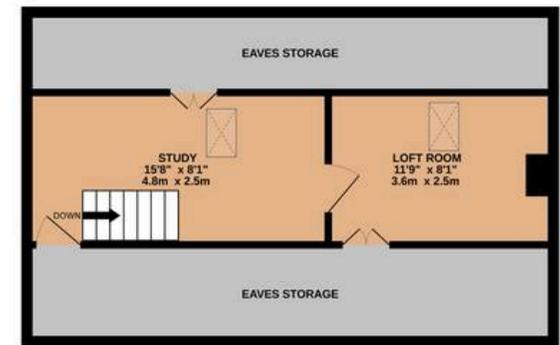
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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