

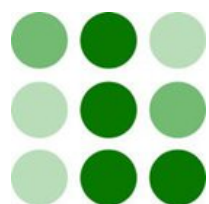


Middle Street, Montacute, Somerset, TA15 6UZ

Guide Price £350,000

Freehold

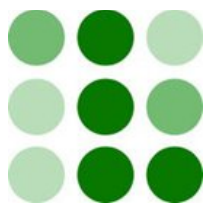
A well proportioned & well presented three bedroom, two reception room semi-detached Grade II listed cottage that offers a blend of character features & modern living, set in a central position in this sought after village location. The cottage benefits from gas central heating, modern kitchen, cloakroom, utility room, en-suite to a bedroom, modern shower room, lovely enclosed rear garden that enjoys good privacy, double garage and off road parking for 2-3 vehicles.

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## Carents Cottage, 7 Middle Street, Montacute, Somerset, TA15 6UZ



- A Well Proportioned Three Bedroom Semi-Detached Grade II Listed Cottage
- Well Presented Throughout
- Offering A Blend Of Character Features & Modern Living
- Central Position In This Sought After Village Location
- Gas Central Heating
- En-Suite To One Bedroom
- Lovely Enclosed Rear Garden, Enjoying Good Privacy
- Double Garage
- Off Road Parking For 2-3 Vehicles

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

#### **Accommodation Comprises**

Wooden front door to the Entrance Lobby - Flagstone flooring. Throughway to a Snug Area.

#### **Snug Area**

Radiator. Flagstone flooring. Window, front aspect with recessed windowsill. Stairs up to the First Floor Landing. Opens in to the Lounge.

#### **Lounge 5.79 m x 5.71 m (19'0" x 18'9")**

Built in feature stone fireplace with a Woodburner in situ. TV point. Radiator. Built in understairs cupboards. Revealed beams/timbers. Window, side aspect. Glazed wooden door to the Dining Room.

#### **Dining Room 4.44 m x 3.25 m (14'7" x 10'8")**

Radiator. Tiled floor. Two velux windows. Wooden door to the Kitchen. Glazed wooden door to the Store & Cloakroom.

#### **Store Area**

Tiled floor. Window, side aspect. Door to the Cloakroom.

#### **Cloakroom**

Comprising low flush WC. Vanity sink unit. Tiled floor. Window, side aspect.

#### **Kitchen 4.26 m x 2.94 m (14'0" x 9'8")**

Modern well fitted Kitchen comprising inset stainless steel single drainer, 1 1/2 bowl sink unit with mixer tap, tiled surround and rolltop worksurfaces with a good range of cupboards & drawers below. Built in double oven & hob with an extractor hood above. Recess for dishwasher, plumbing in place. Recess for upright fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler, housed within a cupboard. Radiator. Tiled floor. Inset ceiling spotlights. Two windows that are rear aspect. Frosted window, side aspect.

#### **Utility Room**

Built in rolltop worksurface with cupboard & drawer below. Recess for washing machine, plumbing in place. Space for tumble dryer. Radiator. Tiled floor. Windows, side aspects. Stable door to outside.

#### **Landing**

Radiator. Doors to Bedrooms 1 & 3. Stairs up to Bedroom 2.

#### **Bedroom One 3.61 m x 3.45 m (11'10" x 11'4")**

Radiator. Revealed stonework.. Built in storage cupboards. Windows, rear aspect. Door to the Shower Room.

#### **Bedroom Three 4.24 m x 2.06 m (13'11" x 6'9")**

Radiator. Built in storage cupboards. Windows, front aspect. Door to the Shower Room.

#### **Shower Room 3.51 m x 1.55 m (11'6" x 5'1")**

Modern white suite comprising triple width shower cubicle, wall mounted shower and panelled surround. Vanity sink unit. Low flush WC. Radiator. Heated towel rail. Vinyl flooring. Windows, side aspect, wooden window seat.

#### **Bedroom Two 5.03 m x 4.01 m (16'6" x 13'2")**

Radiator. Built in double fronted cupboard. Eaves storage spaces. Door to walk in storage cupboard. Hatch to roof space. Windows, rear aspect with outlook. Door to the En-Suite Shower Room.

#### **En-Suite Shower Room**

White suite comprising corner shower cubicle with wall mounted shower, tiled surround. Vanity sink unit. Low flush WC. Extractor fan. Heated towel rail. Vinyl flooring.

#### **Outside**

To the rear of the property there is a tucked away enclosed rear garden that has a secret feel to it, enjoying a good degree of privacy, the garden comprises of a paved patio seating area. Lawn section & well stocked flowerbeds. Outside light. Timber summerhouse. The garden is bounded by walling & fencing. A paved path leads from the garden down the side of the Garage where a timber gate provides access to the enclosed drive area.

Enclosed paved drive that provides off road parking for 1-2 vehicles and access to the **Double Garage - 5.58m (18'4") x 4.53m (14'10")** - Up & over door, power & lighting in situ. Outside lights. Timber garden shed. Steps down to the stable door proving access to the Utility. This section is bounded by walling & fencing and enclosed by a five bar wooden gate, with a side pedestrian gate.

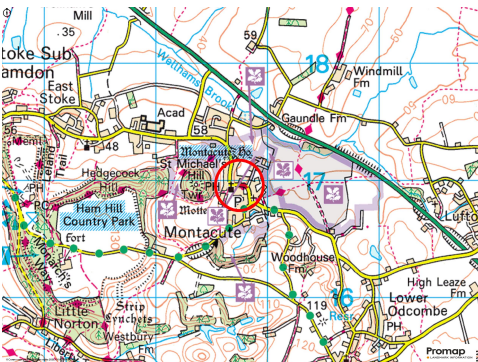
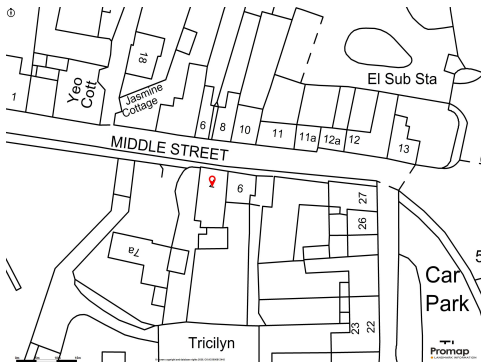
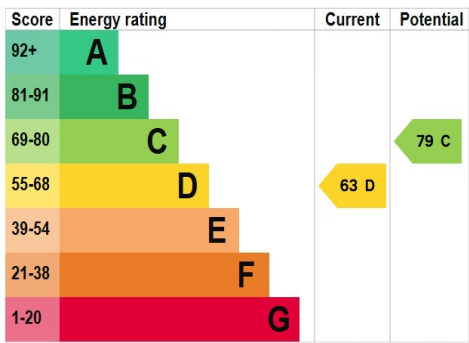
The final section is a further paved drive area that provides further off road parking. Gravelled garden areas. Outside store. Outside lights. Bounded by walling & fencing.



# Carents Cottage, 7 Middle Street, Montacute, Somerset, TA15 6UZ



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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### Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

### Photographs/Floor Plans

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## Material Information

*Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.*

### Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £350,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

### Material Information to assist making informed decisions

- *Property Type* - 3 Bedroom Semi-Detached Cottage
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains, on a meter.
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in the Kitchen that also heats the hot water.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Double Garage & Driveway.

### Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at HIGH RISK from Surface Water flooding (defined as the chance of flooding each year as more than 3.3%) and VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating ) - D*

## **Other Disclosures**

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 18/06/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.