



**Connells**

Coombes Cottage Lower Coombes  
Tatworth Chard

# Coombses Cottage Lower Coombses Tatworth Chard TA20 2SX

for sale  
**£225,000**



## Property Description

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any

specific requirements before proceeding.

This delightful property offers a wonderful opportunity for buyers seeking a home they can update and personalise. Full of character features throughout, it provides a warm and inviting atmosphere from the moment you step inside. The accommodation includes three well-proportioned bedrooms, making it a great choice for families, first-time buyers, or anyone looking to expand their living space.

Externally, the home benefits from a generous garden—perfect for outdoor dining, gardening, or creating a play area—as well as convenient parking. With no onward chain, the purchase process can be simpler and quicker, allowing you to move in and begin transforming the space without delay.

## Entrance

A welcoming front door opens directly into the lounge, offering an immediate sense of warmth and homeliness as you step inside.

## Lounge

An inviting lounge featuring two front-facing double-glazed windows with charming window seats that fill the space with natural light. Characterful wooden beams and an open fireplace create a warm, rustic atmosphere. Practical touches include an under-stairs storage cupboard and stairs rising to the first floor. The room is comfortably served by two night-storage heaters.

## Dining Area

A bright and practical dining space featuring a double-glazed window to the side and a night-storage heater for year-round comfort. Sliding doors open directly onto the rear garden, creating an easy flow between indoor and outdoor living.

## Kitchen

A well-arranged kitchen with a double-glazed door and matching side window, allowing plenty of natural light. Fitted with a range of wall and base units topped with practical work surfaces, the space includes a stainless-steel 1½ bowl sink with drainer. There is an opening through to the dining area for convenient serving and social flow, along with designated spaces for an oven and a fridge-freezer.

## Utility Room

A useful utility space featuring double-glazed windows to both the side and rear, allowing plenty of natural light. The room includes a stainless-steel sink with drainer, along with fitted units and worktops that provide practical additional storage and preparation space.

## Cloakroom

A convenient cloakroom fitted with a WC and wash-hand basin, complemented by a night-storage heater for added comfort.

## Landing

A light landing area with a rear-facing window and access to an airing cupboard, providing useful additional storage.

## Bedroom One

A spacious double bedroom featuring two rear-facing double-glazed windows that provide plenty of natural light. The room includes two built-in wardrobes for convenient storage, a loft hatch, and a night-storage heater for added comfort.

## Bedroom Two

A generously sized bedroom enjoying excellent natural light from two double-glazed windows to the side and an additional double-glazed window to the front. The room is also fitted with a night-storage heater for comfort.

## Bedroom Three

A cosy bedroom with a rear-facing double-glazed window and a night-storage heater. This versatile space also lends itself well to use as a home office or nursery.

## Bathroom

The bathroom is thoughtfully arranged into two sections. One area features a separate WC, roof window, extractor fan, and a wash-hand basin. The adjoining section includes a bath with shower over, a further extractor fan, an additional wash-hand basin, and a single-glazed window to the side. Two heated towel rails provide extra comfort and practicality.

## Outside

### Front Garden

The property is approached via steps leading up to the front door, creating a welcoming entrance to the home.

### Rear Garden

The property enjoys a generous wrap-around rear garden, offering a mix of lawned areas, established trees, and a small patio path ideal for outdoor seating. A side gate provides convenient external access. The garden also benefits from a dropped kerb, offering the potential to create off-road parking if desired (subject to any necessary permissions).







To view this property please contact Connells on

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EPC Rating: E    Council Tax  
Band: C

Tenure: Freehold

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Property Ref: YOY314170 - 0002