

STOLFORD

Stogursey, Bridgwater, TA5 1TW

Price Guide £450,000

Tamlyns

PROPERTY DESCRIPTION

Tamlyns presents this Grade II detached family cottage built in the mid 1600's situated in the tiny and tranquil coastal village of Stolford.

This long standing family home offers main residents with the attached Annexe/workshop with a cloakroom above the generous sized garage.

The accommodation comprises of a entrance hall, downstairs bathroom/utility, a long galley kitchen with a dining room, downstairs bedroom and an impressive living room with multiple stair access to the first floor.

To the first floor, they're are three double bedrooms with the Master bedroom and Bedroom Three having their own en-suites.

Situation

* Detached cottage * Four Bedrooms * Three Bathrooms * Kitchen/Breakfast room * Off Street parking * Annexe & Workshop * Garage * South facing garden

Local Authority

West Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Accommodation
All sizes are approximate.

Entrance Lobby
Boot & coat room with double glazed window to the side and door into:

Entrance Hall
Access to all downstairs rooms with under stairs cupboard and rear access to the garden with stair access to first floor.

Kitchen
28'8" x 7'5" (8.762m x 2.261m)
Three double glazed windows to front including a vulux window above, galley kitchen style with dining space, two radiators, upper cabinets and lower base units and space for two standing fridge/freezers.

Bathroom/Utility
10'4" x 8'6" (3.171m x 2.601m)
Dual aspect double glazed windows to front and side, bath, WC, sink basin and separate shower/wet room with mounted radiator.

Bedroom Two
17'0" x 15'6" (5.206m x 4.732m)
Double bedroom with twin double glazed windows to rear, radiator and a log burner.

Living Room
26'3" x 16'1" (8.020m x 4.916m)
Three double glazed windows to rear and side, two radiators and a dual use log burner with stair access to bedroom three.

First Floor

Master Bedroom
19'0" x 16'11" (5.807m x 5.166m)
Large double bedroom and twin double glazed windows to rear, door to storage cupboard, radiator and door to:

Ensuite
10'5" x 7'10" (3.197m x 2.396m)
Double glazed window to front, bath, WC and sink basin with wall mounted radiator.

Bedroom Three
18'2" x 15'0" (5.549m x 4.582m)
Double bedroom with dual aspect double glazed windows to front and side, two radiators, stair access to ground floor living room with door into:

Ensuite
6'0" x 5'4" (1.852m x 1.627m)
Double glazed window to front, shower, WC and sink basin with electrical heater.

Bedroom Four
16'2" x 11'5" (4.948m x 3.501m)
Double bedroom with dual aspect double glazed window to front and rear, fixed cupboard space and two radiators with door access from the Master Bedroom and Bedroom Three.

Annexe
Rear access to Workshop/Bedroom with power and triple aspect windows, power with cloakroom including WC and sink basin.

Garage
Window to side, power and consumer units with plumbing for white goods.

Parking
For two cars.

PROPERTY DESCRIPTION

Garden
South facing garden, with pond, outside summer house, outbuilding, shed, workshop and side access.

Council Tax
E

Material Information...
Additional information not previously mentioned
- Mains electric and water.
- Oil fire central heating and dual use log/coal burner
- Sewerage septic tank.
- No Flooding in the last 5 years.
- Broadband and Mobile signal.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location



















PLAN





IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

Tamlyns

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