

Four Forks, Spaxton
Bridgwater
TA5 1AA




JOSEPH CASSON
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£375,000

- Substantial Mid-Terraced Cottage
 - Four Bedrooms
 - Four Bathrooms
 - Lounge with Wood Burner
 - Open-Plan Kitchen/Dining Room
- Refurbished / Reconfigured To A High Standard
 - Underfloor Heating
 - Air Source Heat Pump
 - Enclosed Rear Garden
 - Shingled Driveway

Discover this substantial character cottage that combines spacious modern family living with delightful original features.

With four bedrooms, including two en-suites and a family bathroom upstairs, the ground floor boasts an inviting hallway, a shower room, a lounge with a wood burner, and an expansive open-plan kitchen/dining room leading to a tranquil lawned garden.

Nestled in the sought-after semi-rural area of Four Forks, Spaxton, this home is perfect for country chic living!

ACCOMMODATION

This charming cottage features double glazing and an efficient electric heat pump with underfloor heating. On the ground floor, you'll find an entrance hallway, a shower room, a lounge with wood burner, and a spacious open-plan kitchen/dining room. Upstairs are four bedrooms—two with en-suite shower rooms—and a family bathroom. The property includes off-street parking on its shingled driveway and a lovely enclosed rear garden with lawn and patio space, brick built store and a wooden cabin.

LOCATION

Nestled in Four Forks, on the outskirts of the charming village of Spaxton, where you'll find a highly regarded primary school and a welcoming community hub with a post office/store. With convenient access to Bridgwater and major routes like the A39 & M5, this property is perfectly positioned near the scenic Quantock Hills and Durlough Reservoir.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

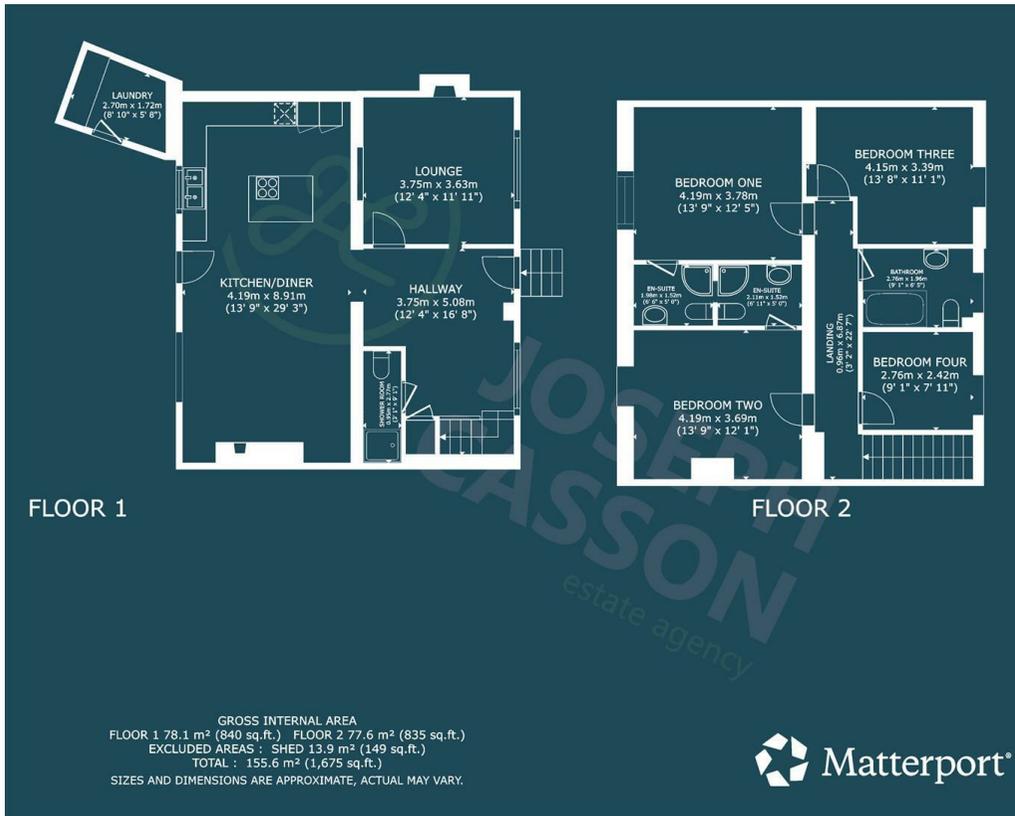
Mains Gas Supply: No

Central Heating: Electric - Underfloor Heating / Air Source Heat Pump

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location





BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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