



Shira Cottage „Combe St. Nicholas Chard TA20 3ND

welcome to

Shira Cottage „Combe St. Nicholas Chard

A rare opportunity to acquire a charming four-bedroom semi-detached cottage, occupying an enviable position on the edge of the Blackdown Hills within the popular village of Combe St Nicholas. Offering a wonderful blend of period character and modern convenience.



Entrance Porch

Entrance porch with a door leading into the main hallway.

Hallway

Welcoming entrance hallway providing access to the principal ground floor rooms and stairs rising to the first floor. Radiator and double-glazed window.

Living Room

A generous and inviting living room with wooden flooring and a feature working fireplace, creating a lovely focal point and adding plenty of character to the room. Double-glazed windows and radiator.

Kitchen/Breakfast Room

A fantastic kitchen/breakfast room, offering an excellent range of fitted wall and base units providing plenty of storage, complemented by work surfaces and integrated appliances. Tiled flooring and space for a breakfast table, making this a practical and sociable heart of the home. Double-glazed window and radiator.

Cloakroom/W.C.

Convenient ground floor cloakroom comprising WC and wash hand basin.

Snug/Dining Room

A versatile additional reception room, ideal for use as a snug, dining room, home office or playroom. Double-glazed windows and radiator.

First Floor Landing

Landing providing access to all four bedrooms and the family bathroom, with double-glazed window and radiator.

Bedroom One

A spacious principal bedroom featuring wooden flooring and a charming original decorative fireplace, adding character and a lovely period feature to the room. Double-glazed window and radiator.

Bedroom Two

A good-sized double bedroom with carpeted flooring, double-glazed window and radiator.

Bedroom Three

A further well-proportioned bedroom with carpeted flooring, double-glazed window and radiator.

Bedroom Four

A smaller fourth bedroom, ideal as a child's bedroom, nursery or home office. Carpeted flooring, double-glazed window and radiator.

Family Bathroom

The family bathroom comprises a suite including a bath, WC and wash hand basin. Double-glazed window and radiator.

Outside

To the rear is an enclosed garden, offering a combination of lawn and a decked seating area, providing an excellent space for outdoor dining and entertaining. To the front is an enclosed garden area, approached through a gate within the attractive stone wall.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Shira Cottage ,, Combe St. Nicholas Chard

- Characterful 4 bedroom semi detached cottage
- Edge of the beautiful Blackdown Hills
- Two versatile reception rooms
- Enclosed west facing walled rear garden
- Just 10 miles to Taunton and 2 miles to Chard

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106729 - 0012

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