

High Street  
Othery  
TA7 0PY



  
**JOSEPH CASSON**  
the estate agency your home deserves





£449,950

- Spacious Detached Family Home
- Four Generously Sized Bedrooms
  - Two Bathrooms
- Three/Four Reception Rooms
- Open-Plan Kitchen/Dining Room
  - Utility Room & Cloakroom
  - Garage & Two Driveways
- Double Glazed & Oil Central Heating



Discover the charm of the 'Old Police House'—a stunning detached family home in sought-after Othery.

With roomy and adaptable living spaces on the ground floor, it's perfect for modern life.

Upstairs, you'll find four generous double bedrooms, ample parking at both front and rear, plus a garage.

Enjoy excellent transport links to Taunton and Bridgwater!

## ACCOMMODATION

This double-glazed and oil centrally heated accommodation briefly comprises: entrance hallway, L-shaped living room, family room, study, kitchen/dining room, cloakroom, and utility room to the ground floor with four generously sized bedrooms (en-suite) and a bathroom to the first floor. Outside, the property offers lawned front and rear gardens, and parking to the front aspect, as well as a lane to the side that provides access to a further two parking spaces and a garage. This lane also allows access to another dwelling and parking for a neighboring property.

## LOCATION

The village of Othery is a charming and picturesque village located in the heart of Somerset, England. Nestled amidst the rolling hills and lush green countryside, this village offers a tranquil and idyllic retreat for both residents and visitors alike. With a rich history dating back centuries, Othery boasts a fascinating heritage that can be explored through its historic buildings and landmarks. In addition, Othery is conveniently located within easy reach of larger towns, including Taunton and Bridgwater.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

Council Tax Band: E

### UTILITIES

Water supply: Mains

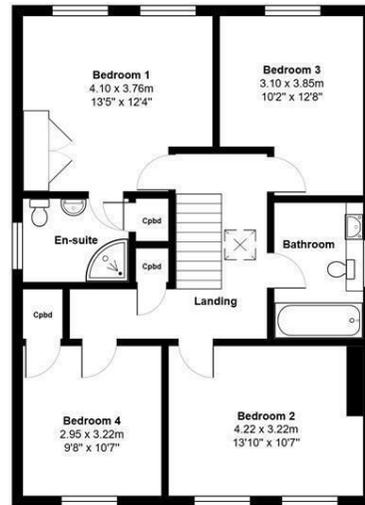
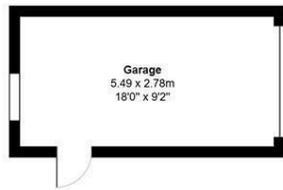
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: Yes - Oil





## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		55	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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