



Chapel Hill

Ashcott, Bridgwater, TA7
£259,700 Freehold


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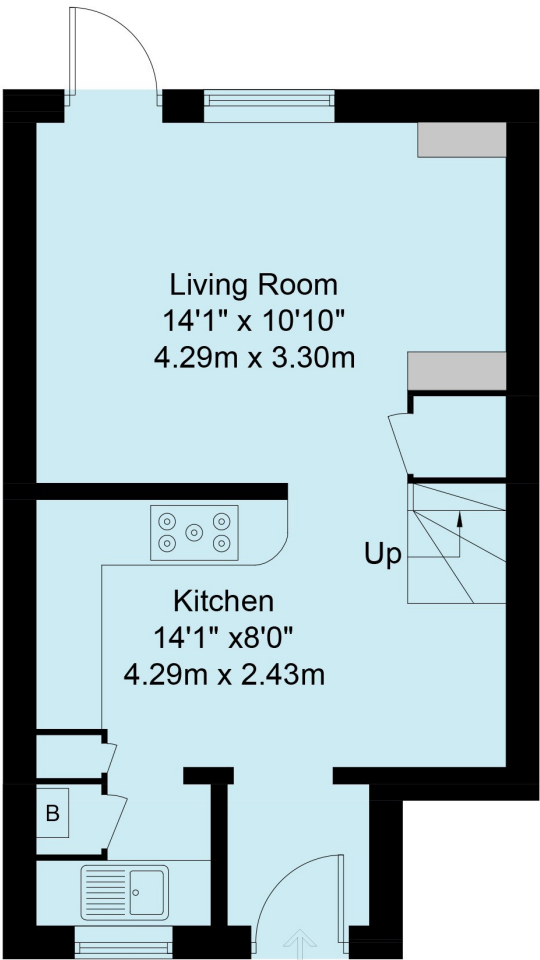
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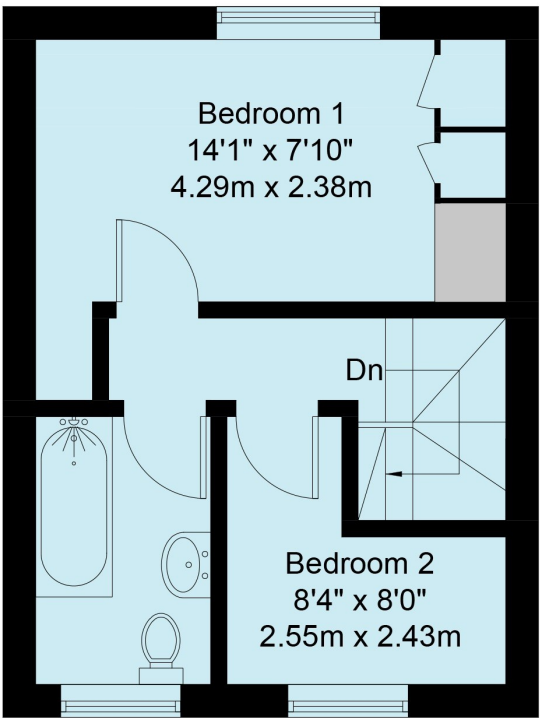
Wilkie May
& Tuckwood

Floor Plan

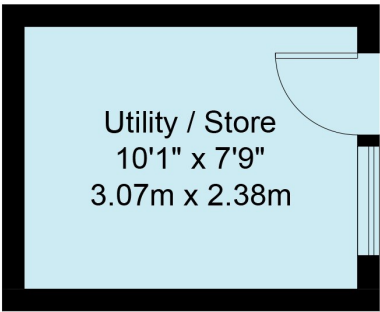
Approximate Gross Internal Area = 55.4 sq m / 596 sq ft
Utility / Store = 7.3 sq m / 78 sq ft
Total = 62.7 sq m / 674 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

For illustrative purposes only. Not to scale. ID1320892
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

The cottage is a two bedroom mid terrace property situated in the popular village of Ashcott, benefitting from off-road parking for three cars and a stone outbuilding at the front.

- Two bedroom character cottage
- Village location
- Sitting room with inglenook fireplace
- Kitchen
- Bathroom upstairs
- Off-road parking at front
- Stone building
- Rear garden with views
- Viewings come highly recommended

THE PROPERTY:

The accommodation comprises an entrance hall, a kitchen with a range of base and wall units, an integrated dishwasher, space for a tall fridge/freezer and an archway through to the sitting room with an inglenook fireplace and a wood burner. This property is full of character and a door opens from the sitting room to the garden at the rear.

To the first floor are two bedrooms and a family bathroom.

OUTSIDE - To the front of the residence there is a stone outbuilding which has electric and plumbing for a washing machine and off-road car parking for three cars.

To the rear the garden has a raised patio area - with outdoor electrics (to be tested) where there has previously been a hot tub - and taking in the surrounding views this steps down to the garden which is predominately laid to lawn enjoying a range of mature plants, trees including a peach and a Bramley apple tree and shrubs with a good size garden shed together with a log store. The shed has power and lighting.

There is rear access from the back garden.

A viewing of the residence comes highly recommended to fully appreciate its position within the village.

LOCATION:

Situated in the popular village of Ashcott which is conveniently located for access to the M5, junction 23 approximately 8 miles distance and benefits from a primary school, public house and a convenience store. Street is 3 miles away and offers a wide range of facilities including Millfield School, Crispin School Academy, Strode College, Strode Theatre, two swimming pools, a choice of pubs and restaurants and a wide range of shops including Clarks' Village factory shopping outlet. The market town of Bridgwater is approximately 9 miles away offering a full range of educational, leisure and retail facilities. Main line connections are available at Bridgwater and Taunton railway stations plus a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating and wood burner.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 74Mbps download and 18Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE and O2

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in January July 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY