



Alms Cottage , Bathealton, Taunton TA4 2AN
£250,000

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Rural location/Cottage/ Gardens

An attached one bedroomed cottage set in beautiful streamside gardens down the end of a private driveway. Alms Cottage offers one bedroomed accommodation with some additional space to the rear. Nestled within the peaceful hamlet of Bathealton, this charming cottage offers a wonderful opportunity to enjoy countryside living in a tranquil and picturesque setting.
What3words: goodbyes.stubbed.twilight

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

Alms Cottage is entered into the sitting room via the main front door and there are stairs up to the first floor, with a large and impressive inglenook fireplace with log burner. A central lobby gives access to a kitchen/diner, a separate ground floor office and a utility room. On the first floor is a good sized landing, a separate bathroom and a main double bedroom. The property sits in good sized gardens with ample parking and turning space, as well as beautiful lawned area, well planted, which abuts a small stream around its periphery. To the rear of the cottage there is a level area of garden which houses the oil tank, feeding the hot water and central heating. In all, this is a fantastic and quite bijou cottage with an abundance of character and is rarely available in such a rural and secluded position. Bathealton is a small hamlet to the north west of Wellington and offers good access to both Wellington and Wiveliscombe, and is served by a small village church and a brilliant community.

Approx. 899 sq ft/ 83.6 sq m

Semi detached one bedroomed cottage

Sitting room with log burner and inglenook fireplace

Oil fired heating

Streamside gardens

Private driveway

Rural position





Accommodation

Entrance door into:

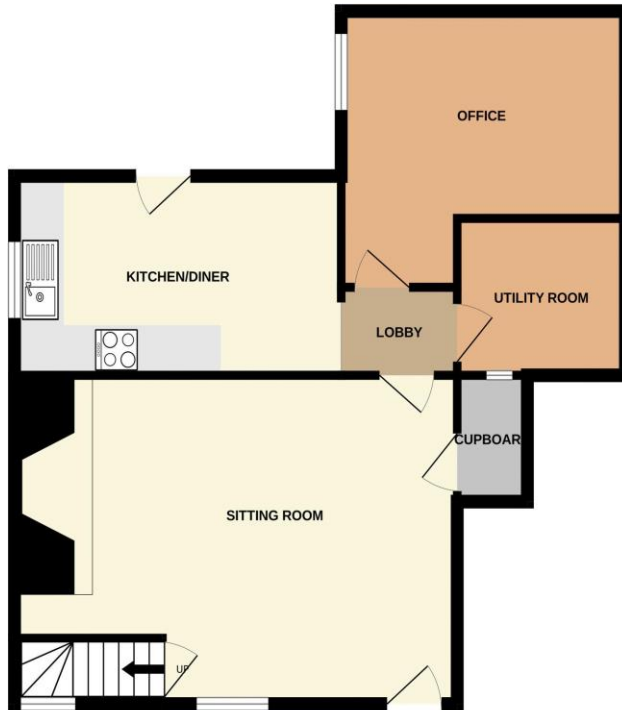
Sitting Room	20' 4" x 14' 2" (6.19m x 4.33m)
Storage cupboard.	
Lobby	5' 4" x 3' 10" (1.62m x 1.16m)
Kitchen/Diner	15' 0" x 8' 8" (4.57m x 2.63m)
Office	13' 0" x 11' 11" (3.97m x 3.64m)
Utility Room	7' 9" x 6' 9" (2.35m x 2.07m)
First Floor Landing	15' 4" x 11' 5" (4.67m x 3.47m)
Bedroom	9' 8" x 9' 6" (2.94m x 2.89m)
Bathroom	9' 6" x 5' 8" (2.89m x 1.73m)

Outside

There is a good amount of parking at the end of the driveway, as well as a beautiful cottage garden which abuts a small stream to the far west of the boundary. There is also an enclosed rear area of garden on the level with the oil tank and access to the rear of the property.



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

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