



MILES ESTATE AGENTS

**Stoneycroft 26 Clayland Corner
Stogursey TA5 1TS £395,000**



A lovely, extended and recently upgraded semi detached cottage offering characterful accommodation in generous gardens of around 1/3 acre conveniently located just outside the popular village of Stogursey. Stunning refitted kitchen, refitted ground floor bathroom and first floor shower room, 2 double bedrooms, fabulous loft room/snug, cosy sitting room with woodburning stove and conservatory. Double carport and studio / workshop with solar panels plus off road parking. Early viewing highly recommended. Freehold Council Tax Band C EPC : C





Features:

- Entrance porch
- Stunning refitted kitchen
- Beautiful refitted ground floor bathroom
- Cosy sitting room with woodburner
- Useful conservatory
- 2 double bedrooms on first floor
- Brand new shower room
- Spacious loft room / snug
- Lovely gardens with orchard extending to 1/3 acre
- Double carport with adjoining studio / workshop
- Ample off road parking
- Council Tax Band C
- Freehold
- EPC : C



Claydon Corner, Stogursey, Bridgwater, TA5

Approximate Area = 1226 sq ft / 113.8 sq m (excludes carport)
 Limited Use Area(s) = 60 sq ft / 5.5 sq m
 Outbuilding = 105 sq ft / 9.7 sq m
 Total = 1391 sq ft / 129 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			
92-100	A		88
81-91	B		
69-80	C		77
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rightmove.com 2020. Produced for Miles Estate Limited T/A Miles Estate Agents. REF: 1457471



Viewings strictly through the selling agents:

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