



Church Street, Timberscombe, Minehead, TA24 7TP

welcome to

1 Church Steps, Church Street, Timberscombe

Situated within the picturesque village of Timberscombe, nestled within the Exmoor National Park is this delightful two bedroom semi detached cottage position below St Petrock's Church. The property benefits from oil fired central heating, small courtyard garden & outbuildings.



Auctioneer's Comments

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Double Glazed Front Door

Leading to

Entrance Porch

With tiled floor, double glazed windows, radiator, light, inner door to

Sitting Room

14' 2" x 12' 1" max (4.32m x 3.68m max)
Double glazed window to front, fitted carpet, picture rail, radiator, wall light points, bricked fireplace with tiled hearth, staircase rising to first floor landing, doors to

Kitchen

11' 3" x 6' 11" (3.43m x 2.11m)
Double glazed windows to side and rear, double glazed door to rear, tiled floor, radiator, a range of base and wall units with worktop surfaces, inset stainless steel sink unit, space for cooker, tiled splashbacks, built in understairs cupboard, built in larder cupboard, space and plumbing for washing machine or dishwasher, space for fridge freezer.

First Floor Landing

Double glazed window to rear, radiator, fitted carpet, exposed beam, door to

Bedroom One

11' 5" x 8' 11" (3.48m x 2.72m)
Double glazed window to front, picture rail, fitted carpet, exposed beams, radiator, open doorway to lobby area with built in airing cupboard, doors to bedroom two and shower room.

Bedroom Two

8' 11" max x 8' 8" max (2.72m max x 2.64m max)
Double glazed window to rear, fitted carpet, exposed beams, picture rail, open doorway to lobby area with built in airing cupboard, doors to bedroom one and shower room.

Shower Room

Double glazed window to front, vanity wash hand basin with drawers under, low level WC, shower cubicle, heated towel rail, exposed beams, laminate floor.

Outside

The rear courtyard gives access to stone outbuildings, outside oil fired boiler, steps lead up to a raised seating area where the oil tank can be found, flower and shrub beds, bordered by fencing and walling.

The outbuildings comprise of:

Wood Store

Shed One - 8'9" max x 7'11" max

Shed Two - 8'2" x 7'2"

Location

Timberscombe itself is served together with church, village hall, post office and inn. There is also a primary school and pre-school in the village. The historic village of Dunster is approximately two miles away and West Somerset's premier coastal resort of Minehead which has an excellent range of shopping, banking and recreational facilities is approximately six miles. The county town of Taunton is approximately twenty miles to the east and has mainline rail connections and access to the motorway network. The property is situated within the Exmoor National Park and is ideally placed to explore the rolling Exmoor Hills and the nearby Quantock Hills and the coast is also close at hand.

Agents Note

No.2 Church Steps has right of way over the pathway.



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1 Church Steps, Church Street, Timberscombe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Exmoor Village of Timberscombe
- Semi Detached Cottage

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

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH107454 - 0004

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