



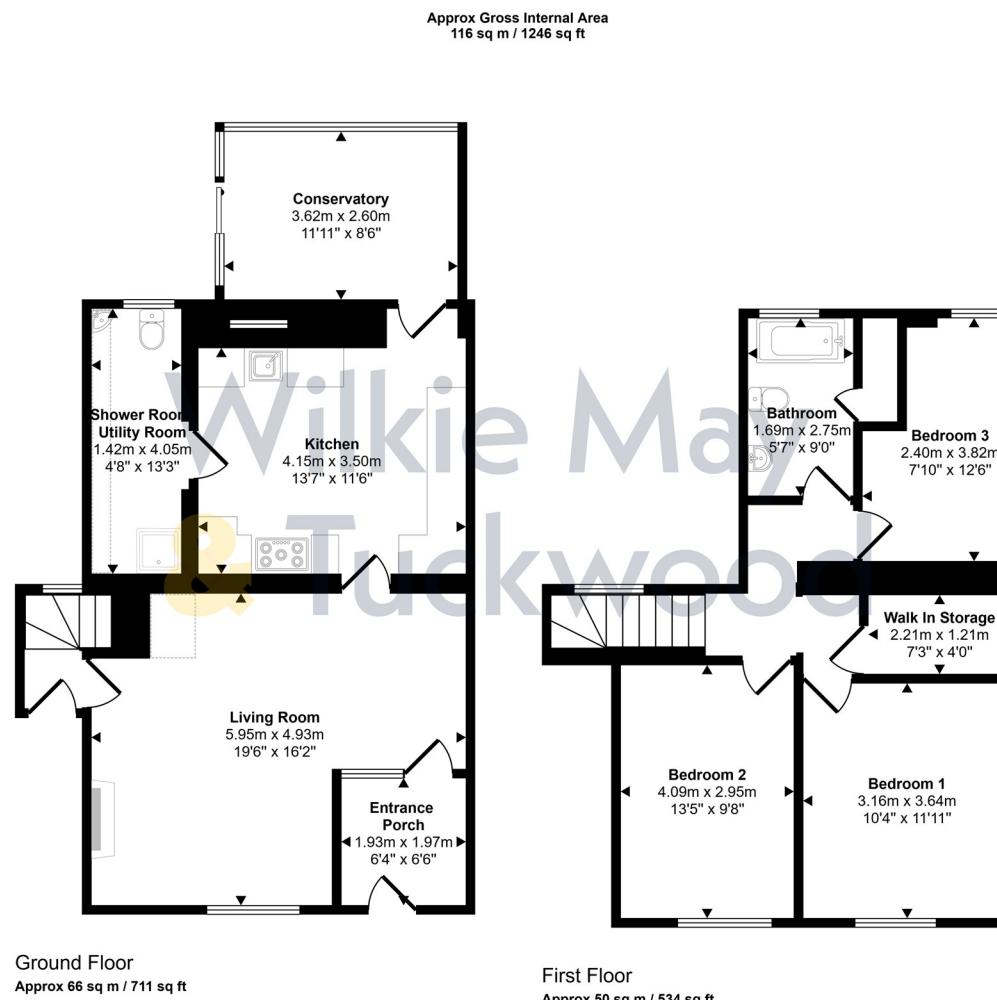
Taunton TA4 4JY

Price £365,000 Freehold

3 | 1 | 2 | D  
BEDROOMS BATHROOMS BATHROOMS D  
EPC

**Wilkie May  
& Tuckwood**

# Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

**VILLAGE LOCATION – Situated in the heart of the popular village of Sampford Brett – A spacious three bedroom semi detached cottage with a wood burner, solar panels and good sized garden.**

- Village Location
- Solar Panels (Owned)
- Ground Floor Shower Room
- Wood Burner
- Good Sized Rear Garden



The property comprises a semi-detached cottage of stone construction, with uPVC double glazed windows and modern electric heating, situated in the centre of the popular village of Sampford Brett, ideally situated to access the A358 and A39. The property is surprisingly spacious and has the benefit of solar panels, good sized gardens and viewings are recommended to appreciate.

The accommodation in brief comprises; leaded light uPVC door into good sized Entrance Porch with barn wood panelled wall.

Door into L Shaped Living Room with aspect to front, ceiling beams, Inglenook fireplace with inset woodburner, tiled hearth and beam over, under stairs storage cupboard.

Kitchen/Dining Room; with tiled floor, aspect to rear, cream shaker style kitchen with a good range of cupboards and drawers under a solid wood worktop with inset Belfast sink and drainer, mixer tap over, space for a range oven with extractor hood over, space and plumbing for a dishwasher, space for tall fridge/freezer.

Door into ground floor Utility Room/Shower Room; with tiled floor, shower cubicle with tile surround, thermostatic mixer shower over, low level WC, sink with mixer tap over, space and plumbing for a washing machine, space for further white goods.

Conservatory; with aspect to rear, tiled floor, sliding doors to garden.

Stairs to first floor from the Living Room; with further storage cupboard.

Stairs to Landing; large walk in storage cupboard.

Bedroom 1; aspect to front. Bedroom 2; aspect to front with recessed hanging space. Bedroom 3; aspect to rear.

Bathroom; with a modern white suite comprising panelled bath with tiled surround and thermostatic mixer shower over, low level WC, wash basin inset into vanity unit. Airing cupboard with large modern airing tank with immersion.

OUTSIDE: the property has a small easily maintained front garden. The cottage has pedestrian right of access across to the neighbours courtyard to access their own garden. There is an outside WC, and store before a gate leads into the main garden which is terraced, and laid to lawn and planted borders with a good sized seating area, summerhouse and former piggyery.

## ACCOMMODATION:

Entrance Hall

Living Room

Kitchen/Dining Room

Ground Floor Shower Room/Utility Room

Conservatory

1st Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Gardens

Outbuildings

**Fllood Risk** Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**broadband and mobile coverage:** We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

### Property Location: Council Tax Band: D

### Local Authority:

### Figure: Freehold

### GENERAL REMARKS AND STIPULATIONS:

