



Windmill Cottages, Montacute, TA15 6UT

welcome to

Windmill Cottages, Montacute

A rare opportunity to purchase a two bedroom terrace cottage, situated on a no through lane & within the desirable village of Montacute. The accommodation is presented in excellent decorative order throughout boasting a wealth of space, natural light and character features.



Entrance

Door to the side, opening into:

Entrance Porch

Double glazed window to the front. Door opening into:

Entrance Hall

Stairs rising to the first floor. Stable style door opening into:

Lounge

13' 10" x 13' 7" (4.22m x 4.14m)

Double glazed window to the front, with feature seat. An open character fireplace with log burner inset. Bespoke cabinets and shelving inset to the alcoves. Aerial point. Two radiators. Opening into:

Kitchen/ Dining Room

16' 10" x 7' 10" (5.13m x 2.39m)

Double glazed window to the rear. A range of fitted wall and base units with solid wooden work surface over and under unit lighting. Single bowl sink and drainer with mixer tap. Integrated hob with cooker hood over, tiled splashback and electric oven below. Integrated dishwasher. Space for dining table and chairs. Radiator. Double glazed door to the rear opening into the conservatory and an opening into the rear hall.

Rear Hall

Doors opening into the shower room and conservatory.

Shower Room

Borrowed light window to the side. Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit and WC. Inset spotlights to the ceiling. Radiator.

Conservatory

13' 11" x 13' 10" (4.24m x 4.22m)

A lovely light additional room with double glazed windows to the rear and sides. Currently housing dining table and chairs but would also be a perfect home office, hobby room or playroom. Double glazed door to the rear, opening to the utility.

Utility

A good size utility area with a range of fitted wall and base units with work surface over. Single bowl sink and drainer. Plumbing for washing machine. Good size storage area. Wooded door providing rear access.

First Floor Landing

Access to the loft space.

Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m)

Double glazed window to the front overlooking lovely countryside views. Feature cast iron fireplace. Built in cupboard. Space for free standing furniture. Radiator.

Bedroom Two

10' 11" x 6' 9" (3.33m x 2.06m)

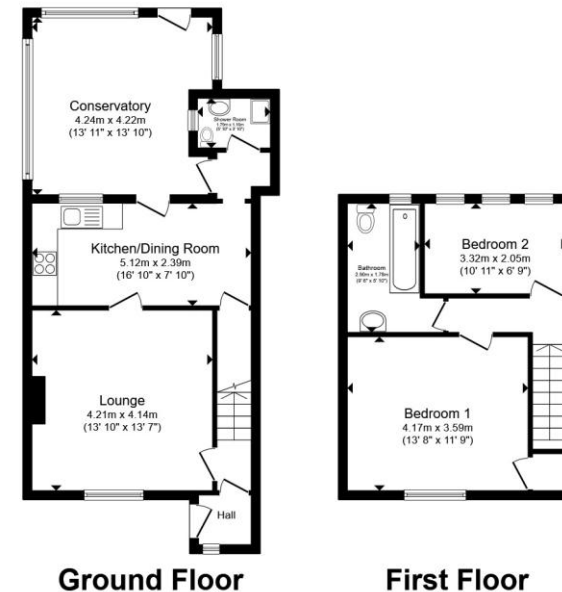
Three double glazed windows to the rear overlooking beautiful countryside views. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with shower over, wash hand basin and WC.

Front Garden

An extensive and fully enclosed garden, laid mainly to lawn with a paved covered patio area abutting the property and providing an ideal seating area to enjoy the summer sunshine. The garden offers a wealth of outbuildings and bordered with a variety of decorative flowers, plants and trees. To the foot of the garden is a separate vegetable plot with further timber sheds and a greenhouse. Steps lead to a raised area with a summerhouse enjoying scenic views over open countryside.



Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Windmill Cottages, Montacute

- Character Cottage
- Two Bedrooms
- Bathroom & Shower Room
- Spacious Living Accommodation
- Extensive Enclosed Gardens with Ample Outbuildings

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108811 - 0003

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