



Chedzoy – £249,950 Freehold

Linda Saunders | Estate Agents



Nine O'Clock Cottage

Chedzoy

TA7 8RE

This is a wonderful opportunity to acquire this semi detached three bedroom house believed to date back to the 1860's. The property requires extensive updating with the scope to further extend or remodel subject to the necessary consents.

The property currently comprises; kitchen/diner which could be relocated to the single storey extension allowing the lounge and former kitchen to be opened up to provide a large, front to back reception room which would flow into the conservatory. There is also a ground floor bathroom. On the first floor are three bedrooms and a cloakroom. The property further benefits from PVCu double glazing. There is an extremely attractive garden which wraps around the property to three sides. There is a block paved driveway to the front providing ample parking and further space to build a garage. This is a rare opportunity to acquire a village property with the scope to make your own mark. An early inspection is advised.

ACCOMMODATION (All measurements are approximate)

Entrance Hall: PVCu double glazed main door with matching window, stairs to first floor, night storage heater, carpet as fitted and doors to all rooms.

Lounge: 12'01" x 11'10" into alcove. PVCu double glazed window to front aspect, fireplace with Montrose multi fuel burner, under stairs cupboard, night storage heater and carpet as fitted.

Kitchen/Diner: 14'02" x 08'11". Two PVCu double glazed windows and door to rear aspect and opening into the conservatory.

Bathroom: PVCu double glazed window to side aspect, fitted white suite comprising shower cubicle, wash hand basin and low level WC, radiator, tiled floor and walls.

Reception Room 2: 17'09" x 07'10". PVCu double glazed window and door to side and rear aspects, door to conservatory, night storage heater and carpet as fitted.

Conservatory: 15'06" x 09'11". Of wood construction and set on brick wall. Doors opening onto the patio area.

Master Bedroom: 12'01" x 09'02". PVCu double glazed window to front aspect, and carpet as fitted. Door to cloakroom with toilet and sink unit.

Bedroom 2: 06'09" x 08'11". PVCu double glazed window to rear aspect and overlooking the garden, and carpet as fitted.

Bedroom 3: 07'0" x 08'11". PVCu double glazed window to rear aspect and overlooking the garden and carpet as fitted.

OUTSIDE

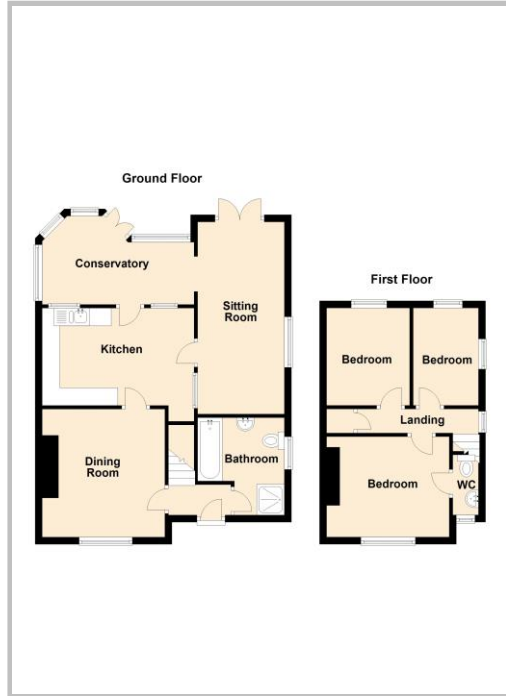
To the front of the property are the open plan gardens which are mainly laid to lawn with block paved driveway providing ample off-road parking. There is scope to add a garage subject to the necessary consents. The side and rear garden is also laid to lawn with a patio adjacent to the property.

Please Note: There are covenants existing on many older properties in the village. These have been previously addressed for Nine O' Clock Cottage. Your legal representative should satisfy themselves of the details.

Council tax band: C

Local authority reference number 1700005840

EPC Rating: E 48



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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