



Rose Cottage Turnpike Road

Lower Weare, BS26 2JF

Price £275,000



PROPERTY DESCRIPTION

An opportunity to purchase a four bedroom terraced cottage with off street parking for two/three vehicles and good sized garden backing onto agricultural land offering well proportioned living accommodation. Must be seen to be fully appreciated.

Storm porch* entrance hall* lounge* sitting room* kitchen/dining room* rear porch* cloakroom* four first floor bedrooms* wet room* triple and double upvc glazed windows* garden* parking* rural aspect.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Wooden storm porch with part glazed wooden door to the:

Entrance Hall

Lounge

12'0" x 11'10" (3.66 x 3.63)

Triple glazed upvc window to the front with rural aspect, built in storage cupboards, feature fireplace with log burner.

Sitting Room

12'9" x 12'0" (3.89 x 3.66)

Triple glazed upvc window to the front with rural aspect, space for electric fire, storage cupboards and opening to the:

Kitchen/Dining Room

20'0" x 10'5" (6.10 x 3.18)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine and dishwasher, space for American style fridge, space for tumble dryer, space for range style cooker, three upvc double glazed windows to the rear and door to the stairs rising to the first floor. Door to the:

Rear Porch

Part glazed construction with door to outside.

Cloakroom

Close coupled w.c. and wash hand basin.

First Floor Landing

Access to loft, storage cupboard.

Bedroom 1

12'0" x 8'11" (3.66 x 2.74)

Upvc triple glazed window to the front with rural aspect. Built in wardrobes.

Bedroom 2

12'2" x 8'2" (3.73 x 2.49)

Upvc triple glazed window to the front with rural aspect. Built in wardrobe.

Bedroom 3

12'0" x 10'5" (3.68 x 3.18)

Upvc triple glazed window to the front. Built in wardrobes.

Bedroom 4

10'7" x 9'10" (3.25 x 3.00)

Upvc double glazed window to the rear and built in wardrobes.

Wet Room

7'6" x 4'3" (2.31 x 1.30)

Close coupled w.c., wash hand basin, wheelchair accessible shower area and two upvc double glazed obscured windows to the rear.

Outside

To the front of the property is a boundary wall with a small area of garden laid for ease of maintenance.

Pathway leading to the front door.

To the left hand side of the property to the right of Privet Cottage there is a shared access driveway leading to the rear of the property. There is a five bar gate giving access to parking for two/three vehicles which in turn opens to the:

PROPERTY DESCRIPTION

Rear Garden

Long narrow garden laid to lawn with shed and summerhouse.

The garden is an attractive feature of the property making a full inspection essential.

Description

This attractive terraced cottage is situated in a convenient location within and easy drive of the amenities at Cheddar and offers easy access to Bristol International Airport and the city centre beyond. The M5 motorway junction 22 at Edithmead is also easily accessible as is the mainline railway link at Highbridge.

This attractive cottage offers deceptively sized living accommodation that briefly comprises entrance hall, lounge with wood burner, separate sitting room, kitchen/dining room with cloakroom off and rear porch. To the first floor there is a landing, four bedrooms and wet room. The property benefits from upvc triple glazed windows to the front, upvc double glazed windows to the rear, gas central heating and off street parking for two/three vehicles as well as an enclosed good sized rear garden that backs onto agricultural land.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From Burnham-on-Sea proceed to the roundabout at the junction with the A38 and the M5 taking the first exit onto the A38 heading towards Bristol.

Proceed through Rooksbridge and Tarnock towards Cheddar and upon entering Lower Weare the property will be found on the main road on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Gas central heating
- Sewerage septic tank
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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