



DEEPWELL COTTAGE WATERGORE

South Petherton, TA13 5JQ

Price £185,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

Deepwell Cottage is a mid-terrace character property situated in the small hamlet of Watergore. The accommodation which requires modernisation throughout, includes entrance hall, sitting room with feature fireplace, kitchen with countryside views, dining room, bathroom, master bedroom with an en-suite shower room and a further second bedroom. There are night storage heaters and double-glazed windows throughout. The cottage has a rear courtyard garden, which are currently paved for easy maintenance.

Situation

The property occupies a country position in the hamlet of Watergore. The historic village of South Petherton offers a good selection of facilities including boutique stores, a butcher, bakery, greengrocer, florist,, ATM machine, pharmacy, co-op, public house, cafes, along with the new London restaurant HOLM.

The local area

Yeovil, 10.4 miles / Taunton, 18.5 miles / Dorset Coast, 19.4 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Council Tax Band:
Tenure: Freehold
EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Lobby

Flagstone floor.

Sitting Room

16'3 × 15'9 (4.95m × 4.80m)

With a window to the front aspect, open fireplace and stairs rising to the first floor.

Dining Room

9'9 × 6'8 max (2.97m × 2.03m max)

With a window to the rear aspect and a stable door to the side opening out into the courtyard. Timber flooring and a range of fitted floor cupboards.

Kitchen

16'3 × 7 (4.95m × 2.13m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, hob, oven, cooker hood and a built in dishwasher. Night storage heater, space for washing machine and tiling to all splash prone areas.

Bathroom

Suite comprising bath, low level WC, wash hand basin, airing cupboard housing the hot water cylinder and tiling to all splash prone areas.

Landing

With a window to the rear aspect, exposed stonework, loft access and a night storage heater.

Bedroom One

12'2 × 8'4 (3.71m × 2.54m)

With a window to the front aspect.

Ensuite

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin and tiling to all splash prone areas.

Bedroom Two

9'6 × 7'4 (2.90m × 2.24m)

With a window to the front aspect.

Outside

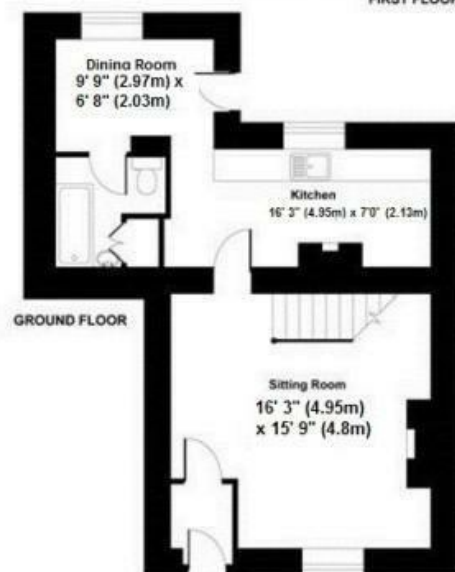
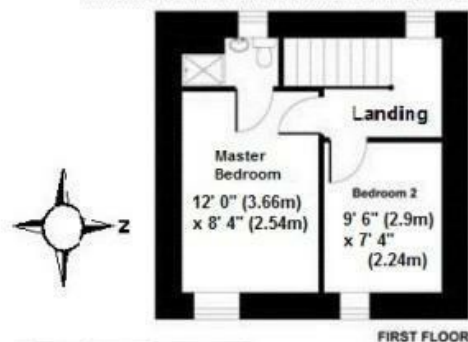
To the rear there is an enclosed courtyard with backs on to farmland.

Agent Note

Loft conversion was granted previously so should be achievable again should someone wish to go into the roof. There is layby parking just next to the property which is available on a first come first serve basis.

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APPROX. GROSS INTERNAL FLOOR AREA 793 SQFT / 74 SQM



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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 affect 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. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

