

Northmoor Green Road

Moorland, TA7 0AX

COOPER
AND
TANNER



Asking Price Of £545,000 Freehold

A fantastically charming cottage in the heart of the sought after village of Moorland. Set in extensive and well established gardens as well as boasting comfortable living accommodation, this family home is a must view.

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ACCOMMODATION:

You enter the property through the main entrance into a porch that leads into the main reception room. This warm and welcoming space has a wood burning stove and is divided between a living area and a dining space. Ideal for families this room has a door that leads to a central foyer with stairs to the first floor landing and also a downstairs shower room and snug/fifth bedroom which could provide ideal guest accommodation amongst other uses. The large kitchen is equipped with a range of base and eye level units, integrated eye level double oven. Integrated dishwasher and washing machine. To the first floor there are four well proportioned bedrooms and a family bathroom as well as a master ensuite. This property is ideal for a family due to the accommodation and outdoor space. One not to be missed.

OUTSIDE:

The gardens for this charming cottage are wonderfully well proportioned for the keen gardener but not overwhelming for the enthusiastic amateur. With a variety of established beds, mature fruit trees and lawned areas there is a mixture of mediums to explore. There is a single garage, two additional outbuildings and a greenhouse to aid in your horticultural endeavors. The driveway offers off road parking for at least two/three cars.

SERVICES:

Mains electric and water are connected, a septic tank is shared with the neighbouring property, and an air source heat pump is in place, with underfloor heating throughout the ground floor. The property is currently banded D for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area.

LOCATION:

The village of Moorland has a local Inn, vibrant community village hall, Church and transport provision to local schools. Local gardening club and other community activities to keep you busy. It lies approximately 5 miles from the market town of Bridgwater, which offers a wide range of amenities and mainline train station, and is approximately 2 ½ miles from the M5 motorway at junction 24.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





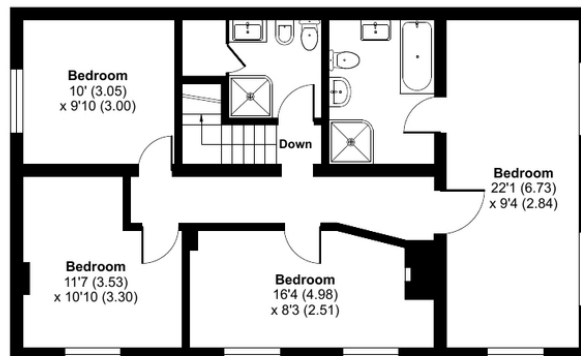
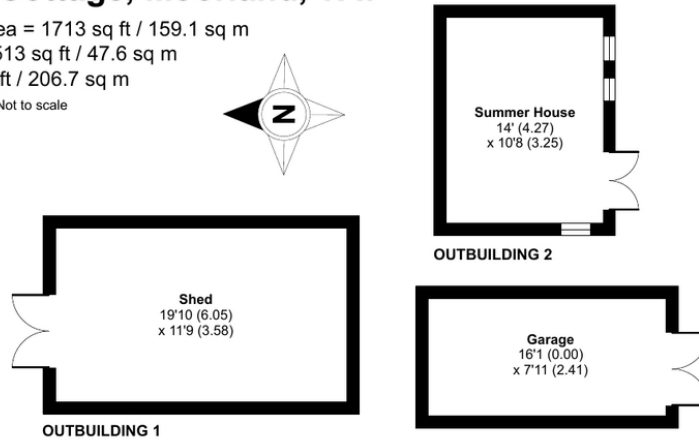
Penrose Cottage, Moorland, TA7

Approximate Area = 1713 sq ft / 159.1 sq m

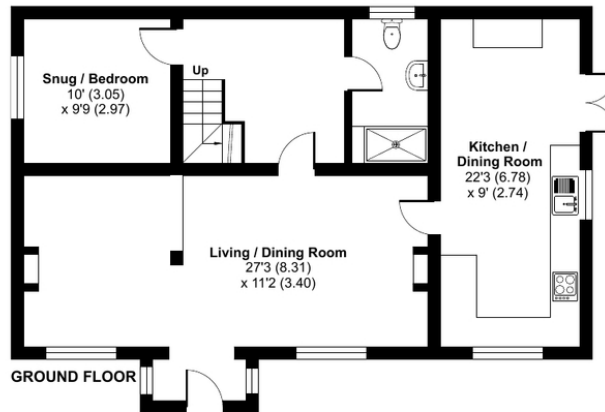
Outbuildings = 513 sq ft / 47.6 sq m

Total = 2226 sq ft / 206.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1137624

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