

The Lodge, Middle Stoughton, Wedmore, Somerset. BS28 4PT

£365,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*** Detached Cottage, Nr. Wedmore, for use as Holiday Let only ***

Housefox Estate Agents are pleased to offer this beautifully presented two bedroom detached cottage situated in the quiet hamlet of Middle Stoughton close to Wedmore, Somerset.

The property has a classification of C3 under the Use Classes Order 1987 and is a dwellinghouse, albeit that the occupation is restricted to a maximum of 90 days - it cannot be occupied for longer than this time whether by the owner or tenant.

Situated in the sought-after hamlet of Middle Stoughton, the cottage sits in a quiet & peaceful location with open countryside all around, but within an easy walk of the village of Wedmore with local shops & facilities.

In brief, the accommodation comprises: entrance hall with stairs to first floor & door to well appointed kitchen/diner. Further door to spacious dual aspect living room.

Upstairs off the landing are two bedrooms & a modern shower room.

The property is fully double glazed, electric central heating & hot water & a private drainage system.

Outside the property benefits from a tandem length driveway suitable for three vehicles with access to rear garden which is very private with paved patio underneath a covered pergola with steps up to a manageable lawned area.

Offered fully furnished and having generated ~ £23,000 income in the last year with many future & repeat bookings, this property will make an excellent investment generating a gross yield of around 6%.

Note: The vendor of this property has a working relationship with Housefox Estate Agents.

FEATURES

- Detached Two Bedroom Cottage
- For occupancy as a Holiday Let only
- 90 days Maximum Occupancy
- Three Vehicle Driveway
- Secluded Rear Garden
- Quiet Hamlet Location nr. Wedmore
- Generated £23000 income in last 12 months
- Fantastic Investment Opportunity
- Freehold
- EPC - E



ROOM DESCRIPTIONS

Hall

Part double glazed wood effect front door opening to Hall with stairs rising to first floor, radiator & further feature wooden door to Kitchen/Diner.

Kitchen/Diner

Well appointed kitchen with a range of base & eye level units in a tasteful light blue cottage style with grey marble effect worksurface. Zanussi halogen hob with electric oven below & extractor hood over. Integral fridge, freezer & washing machine. Stainless steel round sink with mixer tap.

Dual aspect double glazed windows flooding the room with natural light, radiator, extractor, wood laminate flooring, spotlights, smoke alarm, useful under-stairs storage cupboard housing Heatrae Sadia electric boiler providing hot water & central heating.

Further feature solid wood internal door opening to:

Living Room

Dual aspect double glazed windows & double glazed upvc door to side access. Radiator, wood laminate flooring, spotlights.

Landing

Feature obscure glazed 3/4 height double glazed window. Sloping ceilings, eaves storage, radiator, wall mounted spotlights, radiator. Doors to all rooms.

Bedroom One

Double glazed Velux window, radiator, eaves storage, integral 3/4 height double wardrobe, high sloping ceiling with spotlights.

Bedroom Two

Double glazed Velux window, radiator, large integral wardrobe.

Shower Room

Modern white suite consisting low level WC, feature raised wash hand basin with open cupboard below & corner shower cubicle housing Mira Sport electric shower.

Tiled floor & splash-backs, double glazed Velux window, radiator, spotlights, extractor.

Outside

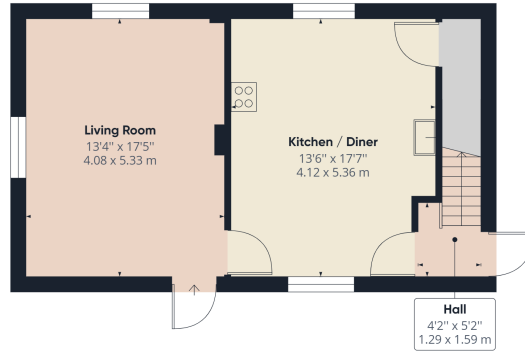
The property is set back from the road behind a low wall with driveway parking for around three vehicles to one side. To the front & side of the property are low maintenance stone chippings with the fabulous & very secluded rear garden benefiting from a paved patio area with covered pergola over with stone steps leading up to a level lawned area. Further access to driveway. Outside lights, garden tap, useful garden shed.

Room Measurements

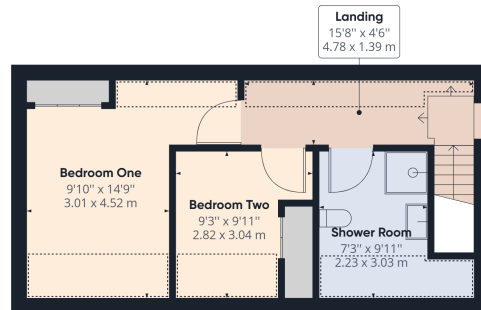
Room measurements are shown on the attached floorplan.



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

929.02 ft²
86.31 m²

Reduced headroom

117.53 ft²
10.92 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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