

£195,000  
Freehold







## Features

- Victorian-built terraced cottage
- Quiet historical area
- Town centre location
- Short stroll to the beach
- Two double bedrooms
- Modern bathroom with storage
- Charming reception room
- Kitchen with dining space
- Courtyard-style garden
- Gas Central Heating & Double Glazing

## Summary of Property

We are delighted to present this Victorian-built, terraced cottage for sale. Situated in an area boasting historical features, a quiet ambience, a strong local community, and the convenience of nearby schools, this property is a gem in a town centre location. Furthermore, it's just a short stroll from the beach, offering an enviable lifestyle.

Maintained in good condition, the property provides a welcoming space with two double bedrooms, a modern bathroom, a charming reception room, and a kitchen with dining space. The first bedroom features a double bed and a characteristic feature fireplace, while the second bedroom also accommodates a double bed ensuring ample space for rest. On the second floor there is a usable space which can be accessed via a foldable ladder, fully insulated with two Velux windows.

The bathroom is fitted with a modern three-piece suite and offers practicality with double built-in cupboards. The kitchen, the heart of the home, brims with charm with its wood countertops and Smeg integrated oven, perfect for home cooking. The convenience of an induction hob and doors leading to the courtyard make the kitchen a versatile space for both cooking and entertaining.

The sole reception room, complete with a fireplace and an inset electric fire under a wooden mantle, provides a cosy area for relaxation or entertaining guests. Stepping outside, the courtyard-style garden offers a tranquil space for outdoor leisure and dining.

This property falls within council tax band A, making it an economical choice. Perfect for couples, sharers, as a bolt hole style property, a second home, an investment property, or for first-time buyers, this home offers a unique blend of character, comfort and convenience.

# Room Descriptions

## Accommodation

### Entrance Canopy

### Entrance Hall

Approached via low maintenance feature door with inset letterbox and obscure glass double glazed panes. Radiator, smoke detector, doorbell, inset ceiling spot lights, cloaks hooks and high level cupboard housing the electric meter and consumer unit.

### Lounge - 11'4 x 10'8 (3.45m x 3.25m)

Radiator, double glazed southerly facing window and feature vented fireplace with inset electric fire, recess and mantle piece over. Inset ceiling spotlights and up/downlighter on walls. Television and telephone points. Recessed, low level, ventilated cupboards (1 housing the gas meter) with mantles over.

### Kitchen/Diner - 10'1 x 10'0 (3.07m x 3.05m)

Attractive range of cream fronted base units, wall cupboards, wine rack and contrasting woodblock worktops. Integrated appliances include new Smeg oven, induction hob and extractor fan/light. Inset circular bowl and drainer sink unit with mixer tap, radiator and double glazed window. Plumbing for automatic washing machine, space for tumble dryer and space for upright fridge/freezer. Smoke detector, inset ceiling spotlights and useful understairs cupboard. Double glazed double doors to the Rear Courtyard.

### Landing

Staircase with high level double glazed window. Smoke detector, inset ceiling spotlights, carbon monoxide detector and loft access.

### Bedroom One - 13'8 x 8'10 (4.17m x 2.69m)

Radiator, double glazed window, telephone point and feature fireplace with cast iron inset.

### Bedroom Two - 10'8 x 6'3 (3.25m x 1.91m)

Radiator and southerly facing double glazed window.

### Bathroom - 9'10 x 7'0 (3.00m x 2.13m)

Modern white suite comprising panelled bath with mixer tap and overhead "Mira" shower and rail. Pedestal wash hand basin H&C with rectangular wall mirror and lights over. Low level W.C, radiator and obscure glass double glazed window, cloaks hook, towel rail, extractor fan and inset ceiling spotlights. Built in double cupboard housing the "Worcester" gas combination boiler with slatted shelving and also adjoining shelving for towels, robes etc.

### Multi-use Room - 14' x 11' (4.27m x 3.35m)

With a fixed folding ladder for access there are two Velux windows and fully insulated, this space has a wealth of uses i.e. study, hobbies, office etc.

### Outside

The Rear Courtyard (15'6 x 11'0) is totally enclosed with brick paving, pebble edging and drainage. Electric lights, retractable clothesline and shrubs in decorative ½ barrel beds.

### Situation

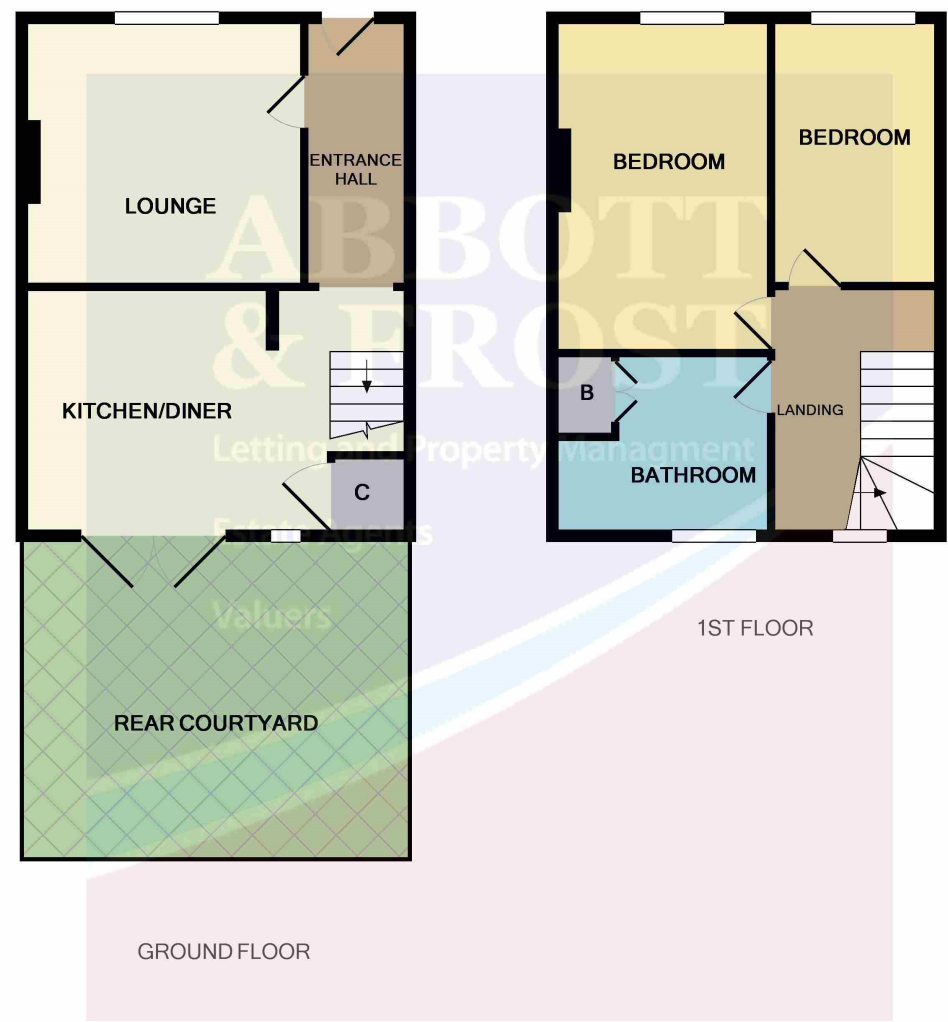
The property is to be found between the High Street and the sea front (1 minute's walk to each).

### AGENTS NOTES

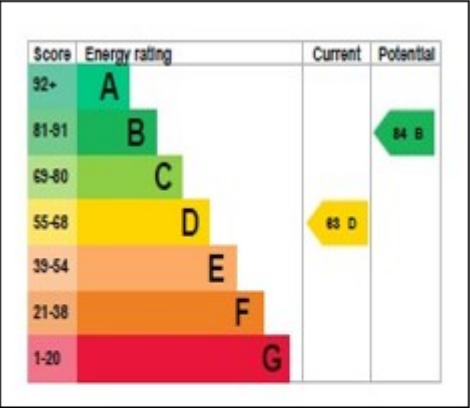
There is no off road parking with this property, however, the current owner purchases an annual parking permit from Sedgemoor District Council at a cost of £360 per annum (2024 rate) which entitles the occupier to park at Oxford Street car park (opposite Lidl) throughout the year without restrictions. This car park is an approximate 2 minute walk from the property.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Material Information**

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)