



Sunshine Cottage, 4 The Street, West Monkton, Taunton TA2 8NP
Guide Price £250,000

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A remarkably characterful older style cottage located in a beautiful setting at the foot of the Quantock Hills in West Monkton, a very popular hamlet on the rural periphery of Taunton. The property is offered with no onward chain and an early viewing is highly recommended to fully appreciate the charm and character on offer.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

The property is accessed directly from the country lane upon which it sits. The front door leads into the sitting room, which itself accesses the dining room and the kitchen to the rear. There is also a beautiful south facing conservatory beyond the kitchen leading to the garden and also a ground floor bathroom. On the first floor are two double bedrooms. The property also benefits from a wonderfully private and beautifully sunny rear garden and an outhouse, which is detached from the property and accessed via a footpath at the end of the terrace, a very useful storage area which is part of the purchase.

CHARACTER TWO BEDROOMED COTTAGE
BEAUTIFUL GROUND FLOOR WITH SUNNY CONSERVATORY
OPEN PLAN KITCHEN/SITTING ROOM AREA AND SEPARATE DINING ROOM
TWO DOUBLE BEDROOMS
GROUND FLOOR BATHROOM
ADDITIONAL STORE SHED/OUTHOUSE
POPULAR WEST MONKTON VILLAGE LOCATION
GOOD ACCESS TO THE QUANTOCK HILLS
AVAILABLE WITH NO ONWARD CHAIN

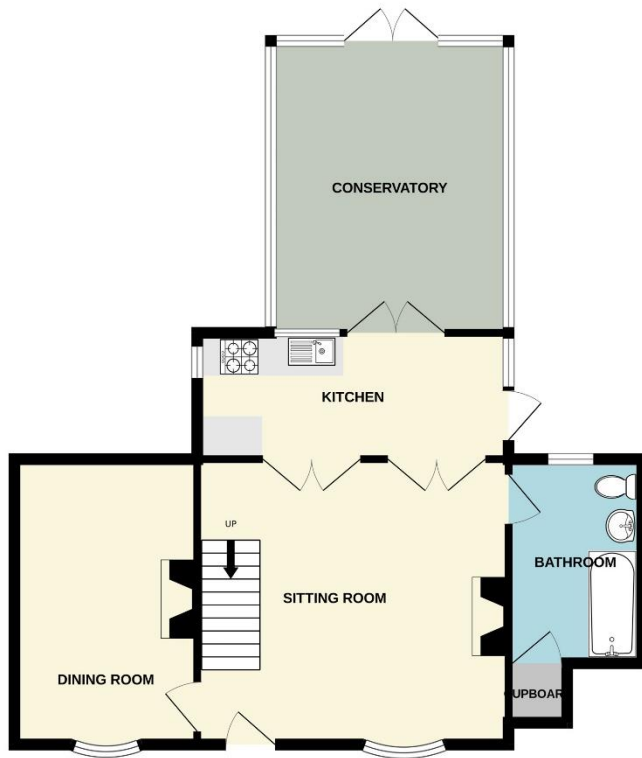




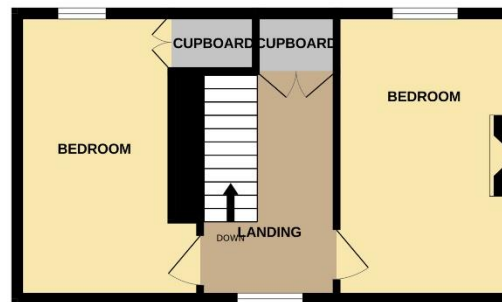
Sitting Room	15' 8" x 14' 4" (4.77m x 4.37m)
Dining Room	14' 3" x 7' 4" (4.34m x 2.23m)
Kitchen	14' 5" x 6' 3" (4.39m x 1.90m)
Conservatory	15' 5" x 12' 10" (4.70m x 3.91m)
Bathroom	10' 3" x 6' 9" (3.12m x 2.06m)
First Floor Landing	
Bedroom 1	14' 2" x 8' 7" (4.31m x 2.61m)
Bedroom 2	14' 5" x 7' 6" (4.39m x 2.28m)
Outside	To the rear there is a south facing and remarkably sunny cottage garden, which is accessed from the conservatory. In addition there is a separate out house/ workshop/storage which is accessed via a footpath at the end of the terrace 20' 5" x 11' 3" (6.22m x 3.43m).



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

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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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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