



GIBBINS RICHARDS 
Making home moves happen

1 Pear Tree Cottage, Frog Lane, Enmore, Nr. Bridgwater TA5 2DT
£450,000

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This stunning three bedroom cottage in the ever popular village of Enmore comes to the market with an exuberance of character and charm throughout. The property is warmed by oil central heating and log burner in the sitting room, and benefits from full double glazing, double garage and studio with further potential, subject to the necessary planning consents. The accommodation comprises in brief; entrance hall, cloakroom, kitchen, breakfast room, dining room, sitting room and conservatory. To the first floor are three good size bedrooms and family shower room.

Tenure: Freehold / Energy Rating: E / Council Tax Band: E

A beautifully presented family home situated in this popular village within the Quantock Hills, the property itself is accessed from a quiet lane and just a stones throw from the village church and pubs. The village of Enmore lies approximately four miles from Bridgwater and eight and a half miles from the county town of Taunton.

HIGHLY SOUGHT AFTER QUANTOCK LOCATION
IMMACULATELY PRESENTED THROUGHOUT
ATTRACTIVE PRIVATE GARDEN
WALKING DISTANCE TO VILLAGE AMENITIES
MAINS DRAINAGE / OIL CENTRAL HEATING
DOUBLE GARAGE & STUDIO
AMPLE OFF ROAD PARKING

WHAT3WORDS: dive.regulates.keepers



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Entrance Hall	Stairs to first floor. Doors to cloakroom, kitchen, dining room and sitting room.
Cloakroom	6' 0" x 3' 3" (1.84m x 0.98m) Rear aspect obscure window. Low level WC and wash hand basin.
Kitchen	12' 10" x 11' 2" (3.9m x 3.4m) Front and rear aspect windows. Fitted floor and wall cupboard units, space and plumbing for washing machine and dishwasher. Space for cooker. Door to;
Breakfast Room	12' 10" x 8' 10" (3.9m x 2.69m) Front aspect window. Storage cupboards. Door to garden.
Dining Room	14' 8" x 12' 6" (4.48m x 3.8m) Front and side aspect windows. Bi-folding doors to;
Sitting Room	21' 4" x 14' 8" (6.5m x 4.48m) Side aspect window and French doors to conservatory. Brick fireplace with log burner.
Conservatory	14' 8" x 11' 3" (4.48m x 3.43m) French doors to garden.
First Floor Landing	Doors to three bedrooms and family shower room. Storage cupboard.
Bedroom 1	15' 1" x 12' 2" (4.6m x 3.72m) Side aspect window.
Bedroom 2	15' 1" x 11' 1" (4.6m x 3.38m) Front aspect window.
Bedroom 3	12' 10" x 9' 8" (3.9m x 2.95m) Front and rear aspect windows.
Family Shower Room	10' 4" x 6' 9" (3.14m x 2.06m) Rear aspect obscure window. Low level WC, wash hand basin and walk-in shower enclosure.
Outside	The property benefits from a large DOUBLE GARAGE plus studio room, ample off road parking and delightful views. Private and fully enclosed rear garden.



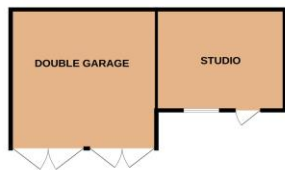
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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