



GIBBINS RICHARDS 
Making home moves happen

3 Firs Cottages Puddlebridge, Horton, Ilminster TA19 9RL
£245,000

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A beautifully positioned and very characterful two bedroomed mid terraced cottage with a beautiful rear garden. With excellent access to the A358 and A303, this property in the heart of Puddlebridge has both location and convenience to offer. EPC rating D.

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

3 Firs Cottages forms one of four terraced cottages in this popular hamlet of Puddlebridge, close to the A358 and Ilminster. The cottage, offering much character and many period features throughout, offers an entrance porch, a sitting / dining room with log burner and exposed beams, a kitchen to the rear with breakfast area and - on the first floor - two double bedrooms and a bathroom. The property is massively enhanced by a beautiful enclosed rear garden which backs onto open fields, and off street parking to the front. The property is served by private drainage and electric heating and some further improvements may be favoured by some buyers. Nonetheless the cottage presents itself as an excellently-located and characterful home which is sure to appeal to many. An early viewing is highly recommended at the earliest opportunity.

MID TERRACE COTTAGE
MANY CHARACTER AND PERIOD FEATURES
EXPOSED BEAMS AND LOG BURNER
LARGE RECEPTION ROOM
KITCHEN / BREAKFAST ROOM
TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM
ADDITIONAL UTILITY VERANDAH
REAR COTTAGE GARDENS BACKING ONTO OPEN FIELDS
PARKING TO THE FRONT
EXCELLENTLY LOCATED





Entrance Porch

Sitting / Dining Room 17' 2" x 11' 1" (5.23m x 3.38m)
With log burner and exposed beams

Kitchen / Breakfast Room 13' 1" x 9' 2" (3.98m x 2.79m)

First Floor Landing

Bedroom One (rear) 13' 1" x 9' 2" (3.98m x 2.79m)
With built in wardrobe

Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)

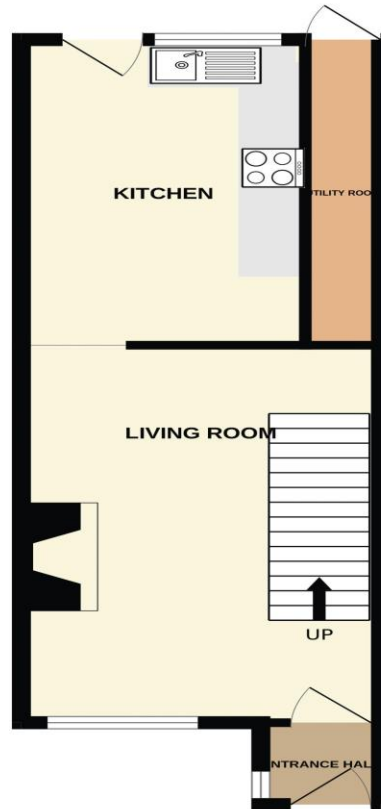
Bedroom Two (front) 11' 4" x 6' 8" (3.45m x 2.03m)

Outside

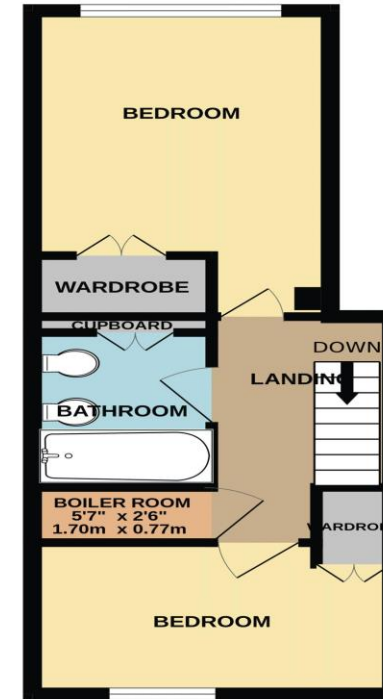
To the front of the cottage there is an off street parking space for one car. To the rear, an enclosed cottage garden with patio and lawned areas, bordered by mature trees and shrubs and a fence. There is a covered utility / storage area beside the kitchen, and a garden shed. The garden has a pleasant rural outlook to a paddock.



GROUND FLOOR



1ST FLOOR



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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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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