



Woodside Newport, Wrantage, Taunton TA3 6DJ

Auction Guide Price £275,000

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Making home moves happen

FOR SALE BY PUBLIC AUCTION on Thursday 13th December at The Grosvenor House Hotel, Park Lane, London, start time 2pm. OPEN HOUSE THIS WEDNESDAY (14th November) at 12 noon and SATURDAY (17th November) at 2pm. A detached cottage in a rural location with flexible accommodation, substantial gardens to the side and development potential (subject to planning consents). Energy rating : E-41

THE PROPERTY

Woodside is a character oil centrally heated detached cottage dating from 1742 with accommodation currently arranged as a three bedroom dwelling to the front and with an attached wing offering a self contained two bedroom annexe to the rear. There is clearly an opportunity to combine the accommodation to create one 4/5 bedroom family home although the scope to generate a rental income form the annexe may also provide appeal for some purchasers. It is fair to say that the property may now deserve improvement and updating but this only enhances the opportunity to create a home to your own style and specification. There are large gardens arranged to the front, side and the rear and there is an attached store room/workshop, a garage and a further workshop area behind. Located in a minor road leading from the Taunton to Langport road, the property is

- PERIOD HOME WITH CHARACTER FEATURES
- SCOPE TO UPDATE/IMPROVE
- INCOME OR ANNEXE POTENTIAL
- LARGE GARDENS
- LIGHT TRAFFIC LOCATION
- EXCELLENT VILLAGE FACILITIES NEARBY
- TAUNTON 6 MILES
- LANGPORT 8 MILES



motorway junction are approximately 5/6 miles distant





Entrance Hall

Sitting Room

13' 5" x 11' 3" (4.09m x 3.43m) natural stone inglenook fireplace with beam over, beamed ceiling, bay window, stairs to first floor.

Dining Room

18' 3" x 9' 7" (5.56m x 2.92m) bay window

Kitchen

16' 0" x 11' 10" (4.87m x 3.60m) oil fired Rayburn for central heating, hot water and cooking.

Utility Room

12' 5" x 6' 0" (3.78m x 1.83m)

Study

13' 2" x 8' 9" (4.01m x 2.66m)

Bedroom 1

17' 0" x 9' 8" (5.18m x 2.94m)

Bedroom 2

12' 0" x 9' 0" (3.65m x 2.74m)

Bedroom 3

10' 2" x 9' 3" (3.10m x 2.82m)

Bathroom

13' 2" x 7' 2" (4.01m x 2.18m)

ANNEXE ACCOMMODATION

Kitchen

10' 6" x 8' 9" (3.20m x 2.66m)

Dining Area

9' 0" x 6' 8" (2.74m x 2.03m)

Sitting Room

12' 0" (reducing to 8'8") x 14' 3" (3.65m x 4.34m)

First Floor Landing

Bedroom 1

8' 10" x 8' 6" (2.69m x 2.59m)

Bedroom 2

8' 10" x 7' 10" (2.69m x 2.39m)

Shower Room

Store Room

16' 0" x 7' 6" (reducing to 6'6") (4.87m x 2.28m)

Garage

14' 5" x 10' 0" (4.39m x 3.05m) opens to :

Workshop

12' 8" x 10' 0" (3.86m x 3.05m)

Outside

cottage style gardens approaching 0.33 acres.

Agents Note

septic tank drainage





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.

GROUND FLOOR
 APPROX 1192 SQ FT
 (110.8 SQ.M.)



TOTAL APPROX FLOOR AREA 2027 SQ.FT. (188.3 SQ.M.)

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.
 Made with MapInfo cad17

1ST FLOOR
 APPROX 835 SQ.FT.
 (77.6 SQ.M.)

