

**Bramble Cottage, West Street, South Petherton,
TA13**

Guide Price: £275,000

Freehold

Bramble Cottage, West Street, South Petherton, TA13

Offered with the benefit of no onward chain, we are delighted to bring to the market this spacious, Grade II Listed Hamstone property perfectly situated in the centre of the thriving and sought after village of South Petherton with the added benefit of off-street parking and a walled courtyard garden.

Bramble Cottage has retained many of its character features including exposed beams, fireplaces, sash windows and arched "cellar" style kitchen ceiling and benefits from tall ceilings throughout. The two-storey main cottage joins the single storey kitchen/breakfast room, utility and shower room. Accommodation offers a spacious, bright sitting room with feature marble fireplace and open fire, kitchen/breakfast room with walk in pantry and vaulted ceiling, utility room and shower room to the ground floor, two double bedrooms and bathroom to the first floor. Outside is a pretty, walled courtyard garden leading to a carport parking area with up and over garage door access from West Street. The property would now benefit from some modernisation and updating and there is a certain amount of scope and versatility within the property for redesign, subject to the necessary consents. This is reflected in the Guide Price.

Accommodation:

Timber front door with fanlight over into entrance hallway with stairs rising and door to:

Sitting Room 18' x 16'2" - a large, bright and spacious room with tall sash windows with secondary glazing, feature marble fireplace with open fire/grate. Door to understairs storage cupboard, door to:

Kitchen/Breakfast Room 13' x 11'1" with tiled floor, sash window, range of wall and base units with work surface over, free standing electric cooker with stainless steel filter hood over, floor mounted Gas boiler, door to pantry, one and a half bowl stainless steel sink unit, tiled floor, vaulted arch ceiling, door to:

Utility Room 10'5" x 5'6" with tiled floor, basin, plumbing for washing machine, timber stable door to garden, building airing cupboard with hot water cylinder. Door to:

Shower Room with double shower cubicle and electric shower, WC, pedestal wash basin, sash window.

Stairs from the hallway lead to the first floor Landing with skylight and hatch to loft space.

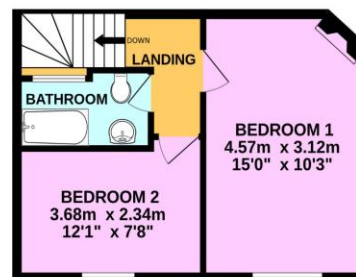
Bedroom One 15' x 10'3" with timber floor, fireplace (currently boarded), sash windows.

Bedroom Two 12' 1 x 7'8" with sash windows.

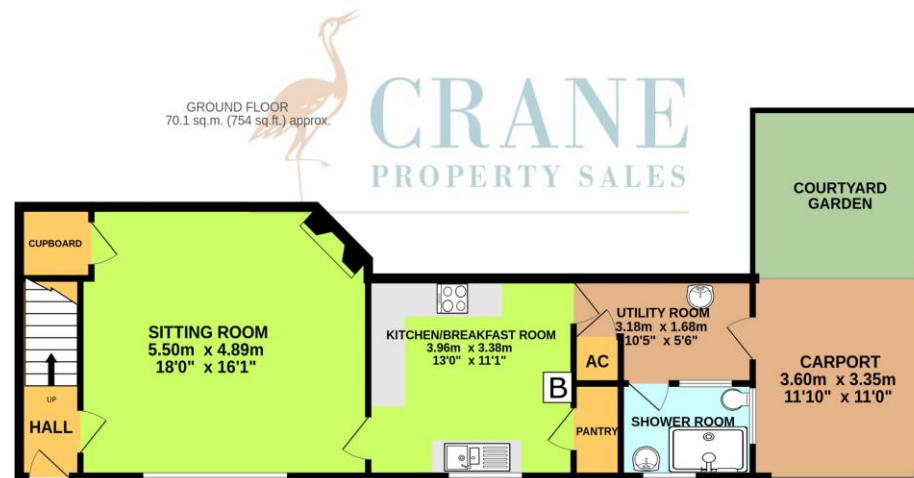
Bathroom with small bath, WC, pedestal wash basin, extractor fan, window over the stairwell.

Outside the property is approached via the front door with one step up from the pavement. An up and over garage door leads to a car port/covered parking space which in turn opens onto the private walled courtyard garden.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



GROUND FLOOR
70.1 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA: 101.4 sq.m. (1091 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

EPC EXEMPT

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.