



2 Elm Cottages





# 2 Elm Cottages

Withycombe, Somerset, TA24 6PX

Minehead 15 Miles Dulverton 16.3 Miles Taunton 20 Miles

A newly refurbished three bedroom link attached property with garage, garden and rural views, situated within the Exmoor National Park. Freehold. EPC Band E.

- Newly Refurbished
- 2 Reception Rooms
- Village Location
- Single Garage & Parking
- No Onward Chain
- 3 Bedrooms
- Countryside Views
- Immaculately Presented
- Freehold

Guide Price £450,000

## Situation

2 Elm Cottages is situated in the popular village of Withycombe set within the Exmoor National Park, which has a strong community, church and village hall. The coast road A39 is half a mile away where there is a bus stop with regular services to Minehead, Williton, Bridgewater and Taunton. The village of Carhampton, is nearby which has a post office/store and inn. The larger towns of Williton and Minehead have a more extensive range of facilities.

## Description

2 Elm Cottages is a very light and airy house built in 1989 and although link attached by a single story room, it is private and quiet. Set in an elevated position the current owners have extensively refurbished the property throughout including new windows. The property also benefits from a garage and a good sized garden.



## Accommodation

The front door leads into a enclosed porch area with cloakroom off and door leading into the main reception room in which there is a central fire place creating the main feature of the room. Double doors lead out from the reception room into the garden also allowing the room to be filled with natural light. Off the reception room is the kitchen with floor to ceiling wall units, breakfast bar, double fridge/freezer, and induction hob with oven. Through from both the kitchen and reception room is the dining room/study, again with doors to the garden and where stairs lead up to the first floor. Accessed externally there is a useful utility room with plumbing & electricity available for a washing machine.

Upstairs there are three good size bedrooms which benefit from lovely countryside views and the family bathroom with walk in shower.

## Outside

The house is set back off the lane in an elevated position, with single garage and parking and an outside utility room. To the front and back of the property are mature gardens laid to lawn, the rear garden is deceptively large with the top of the back of the garden providing wonderful far reaching views.

## Services

Mains Water, Electricity and Drainage. Broadband available.

## Viewing

Strictly by appointment with the agents please

## Council Tax

Council Tax Band D


## Directions

From Taunton head west on the A358 towards Williton. On reaching Williton take the first exit towards Minehead, pass through the village of Washford on the A39 and after approximately two miles turn left signposted to Withycombe. Upon entering the village continue past the village hall and take the next right up West Street the property can be found on the right hand side after approx 160 yards.







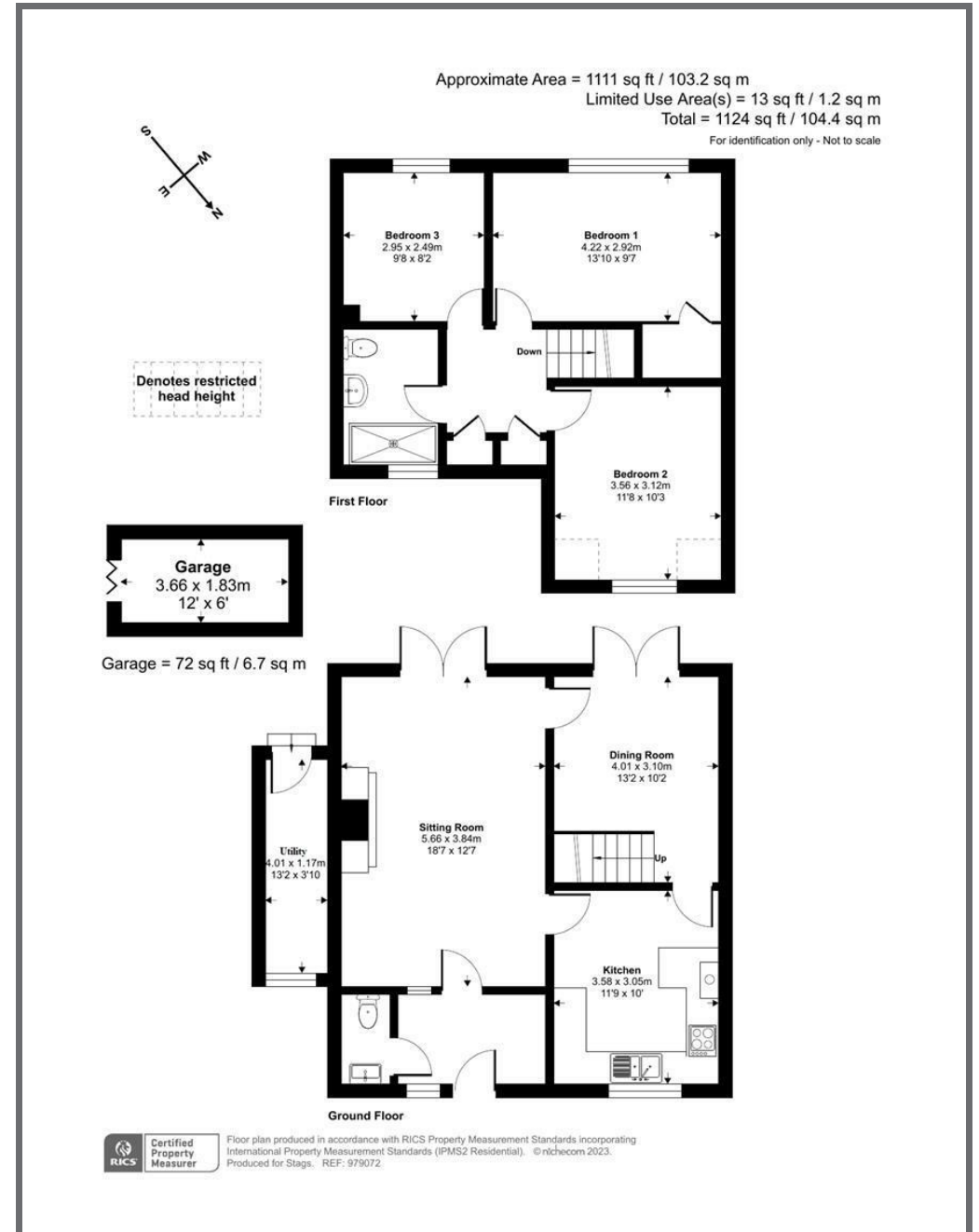
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>46</b>	<b>79</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

13 Fore Street, Dulverton,  
Somerset, TA22 9EX

dulverton@stags.co.uk

01398 323174

These particulars are a guide only and should not be relied upon for any purpose.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London