



Sunshine Cottage



Taunton town centre 4.1 miles

A characterful two-bedroom period home with garden set within the highly desirable hamlet of West Monkton

- Two-bedroom period cottage
- Open-plan kitchen/sitting room
- Separate dining room
- South facing conservatory
- Ground floor bathroom
- Two generous double bedrooms
- Courtyard garden and outhouse/workshop
- No onward chain
- Council Tax band C
- Freehold

Guide Price £200,000

SITUATION

West Monkton is a sought-after village at the foot of the Quantock Hills. The area offers superb walking, riding and outdoor pursuits, while Taunton lies approximately 4 miles away, providing an excellent range of shops, schools, cultural amenities and a mainline rail service to London Paddington. The M5 (J25) is also within easy reach, making the property well placed for commuting.

DESCRIPTION

Sunshine Cottage is a beautifully characterful two-bedroom period home set within the highly desirable hamlet of West Monkton, which is positioned on the rural outskirts of Taunton and at the foot of the Quantock Hills. Offered to the market with no onward chain, this charming property combines traditional features with a delightful setting, making it an excellent opportunity for those seeking village living within easy reach of town amenities.

ACCOMMODATION

Accessed directly from the quiet country lane, the property opens into a welcoming sitting room, which leads through to the dining room and the kitchen at the rear. Beyond the kitchen is a superb south-facing conservatory, providing an attractive additional living space with direct access to the garden. A ground floor bathroom completes the downstairs layout.

The first floor offers two well-proportioned double bedrooms

OUTSIDE

The property benefits from a wonderfully private, south-facing cottage garden,

offering excellent natural light and an attractive outlook. A separate outhouse/workshop, located via a footpath at the end of the terrace, provides valuable additional storage or hobby space and is included within the sale.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal variable to good outdoors with all providers, variable indoors with EE (Ofcom) Please note the agents have not inspected or tested these services.

DIRECTIONS

What3Words ///frosted.bloom.firebird



Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft

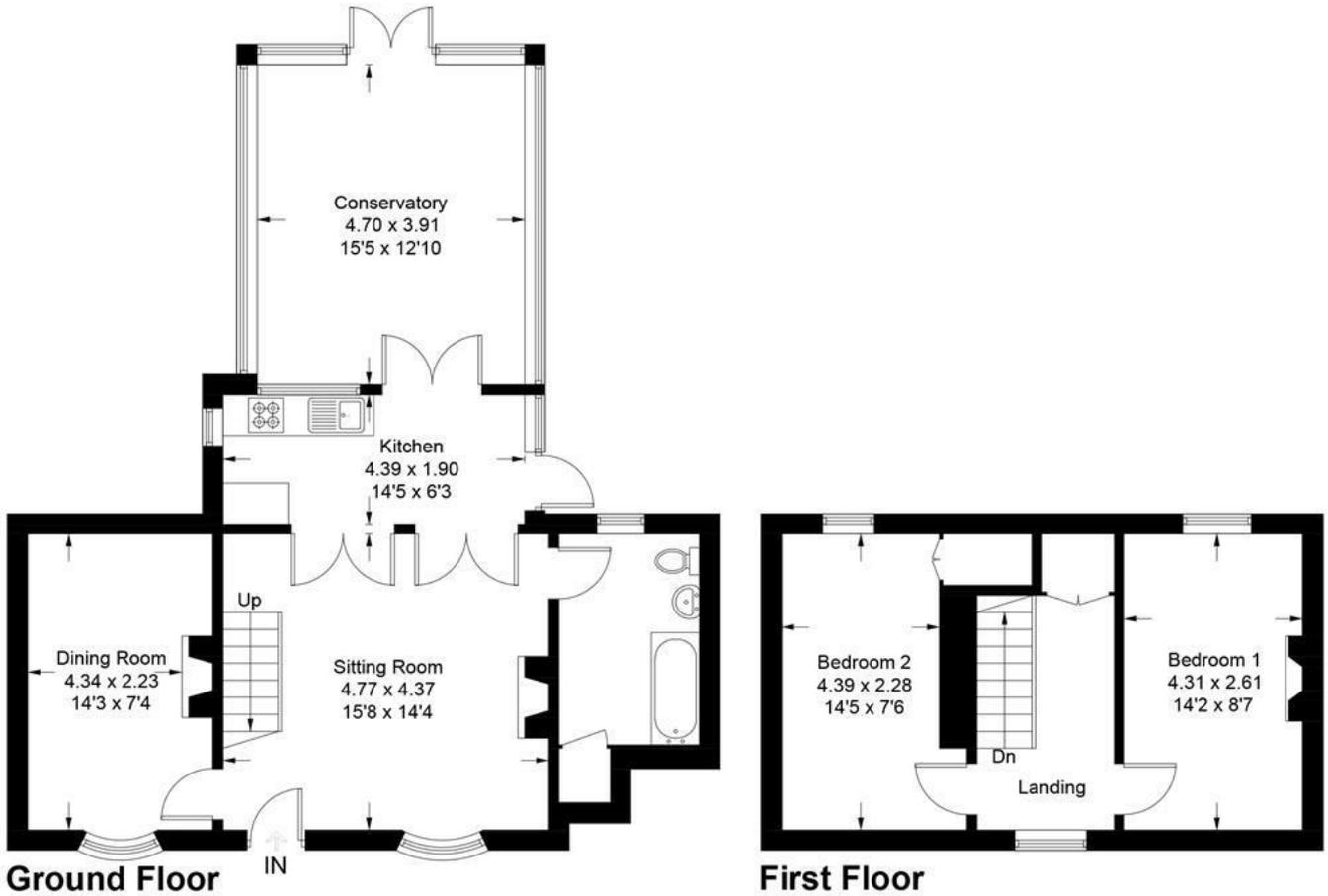


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287041)

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		87
(69-88) C	(55-68) D	67	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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