



3 Edbrooke Cottages, Winsford



## 3 Edbrooke Cottages, Winsford, Minehead, Somerset, TA24 7AE



Winsford Village ¼ mile Dulverton 7 miles

### A three bedroom terraced property with gardens in a lovely rural location

- Edge of Village Location
- Lovely Rural Views
- Kitchen/Breakfast Room
- Sitting Room
- 3 Bedrooms
- Bathroom
- Adjacent Roadside Parking

Guide Price £275,000

#### SITUATION

The property is very well positioned on the edge of Winsford, one of the three villages comprising what is known locally as the Golden Triangle of Exmoor. Winsford is an attractive village in the Exe Valley where the River Exe and the Winn Brook meet. Winsford has a parish church, village hall, tea rooms, garage (not fuel) and the famous Royal Oak Inn, incorporating the village shop. In addition, there are tennis courts and a cricket pitch in the village.

#### DESCRIPTION

3 Edbrooke Cottages is newly renovated to include new carpets and flooring throughout and now benefits from double glazing, oil central heating and cavity wall insulation. This extended mid-terrace house is south west facing and offers good sized family accommodation on two floors. Set in a rural location with delightful countryside views from both inside the house and outside.

#### ACCOMMODATION

The front door opens into a hallway and a door to the good-sized sitting room, which has a feature fireplace. The open plan kitchen/dining room has a fitted kitchen with base and wall units, integral oven and hob, space for under counter appliances, together with a large dining area with room for a dining table. To the rear is a cloakroom and a useful study or playroom and a door leading out to the garden.

Upstairs are three bedrooms with views to the countryside and a modern bathroom with shower unit over the bath.

#### OUTSIDE

A gate leads into the front garden with steps down to a small patio with flower borders and path to the front door. The oil tank and boiler are also in the front garden.

To the rear there is a good-sized cottage garden with lawns, flower borders and mature trees. Beyond the rear garden is a patch of land between the garden and the river, which the local houses have historically used for recreation. Parking is available on the roadside in front of the house.

#### AGENTS NOTE

The property is subject to a local occupancy clause stating that the occupant must have lived or worked within the county of Somerset or the Exmoor National Park for three years or more.

#### SERVICES

Mains electricity, water and drainage. Broadband is available in the area. Oil fired central heating.

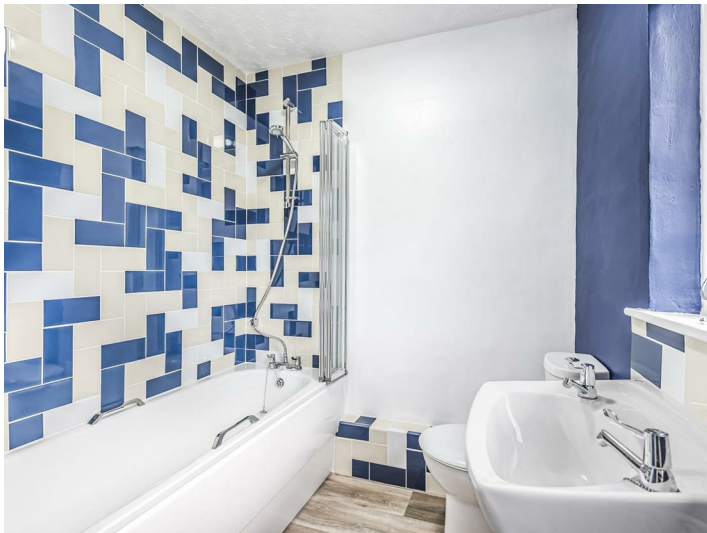
#### VIEWING

Strictly by appointment with the agents please, Stags Dulverton Office Tel: 01398 323174 or [www.stags.co.uk](http://www.stags.co.uk)

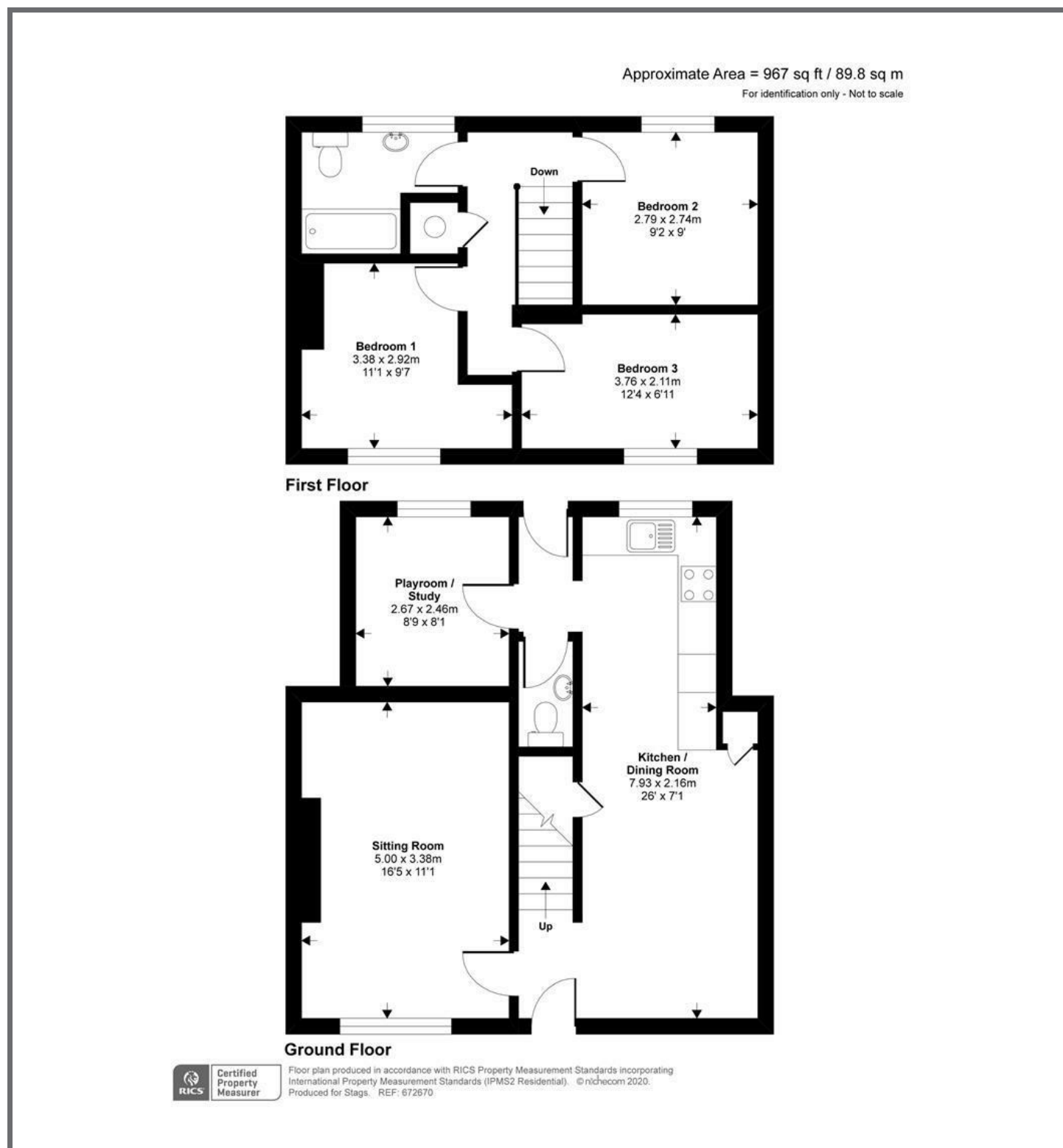
#### DIRECTIONS

From Dulverton take the A396 valley road towards Wheddon Cross and Minehead and about three quarters of a mile beyond Bridgetown turn left where signposted to Winsford and Edbrooke Cottages will be found shortly before entering the village on the right hand side.









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

13 Fore Street, Dulverton, Somerset, TA22 9EX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		83
81-91	B		
69-80	C		
55-68	D	66	
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

01398 323174  
dulverton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London