



Teckhill Cottage, Shearstone,  
Somerset, TA6 6PL

Guide Price £490,000

3 bedrooms  
Ref:EH001659



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# Teckhill Cottage

## Shearstone, Somerset, TA6 6PL

Current Council Tax Band D  
EPC Band TBA

### Overview

- 3 Bedroom detached cottage
- No near neighbours yet within access to transport links
- Open countryside views from all aspects
- Double garage
- Extensive gardens
- Period features
- Located at the end of a no through lane
- Lounge & separate dining room
- Cloakroom



If you are looking for a charming detached cottage with no near neighbours yet within convenient access to main road and rail links, then look no further. The property is surrounded by open countryside and woodland so you can just simply watch the plethora of nature whilst listening to the babbling brook at the entrance of the property. This period cottage holds much appeal with 3 bedrooms, lounge and separate dining room. There is ample gardens surrounding the property, ideal if you were looking for "The Good Life" to be self sufficient and grow your own produce.



#### ACCOMMODATION:

Door through to:

##### Entrance Porch:

Radiator, doors through to:

##### Cloakroom:

Front aspect double glazed window, wall mounted wash hand basin, low level toilet.

##### Living Room: 11' 3" x 10' 6" (3.43m x 3.20m)

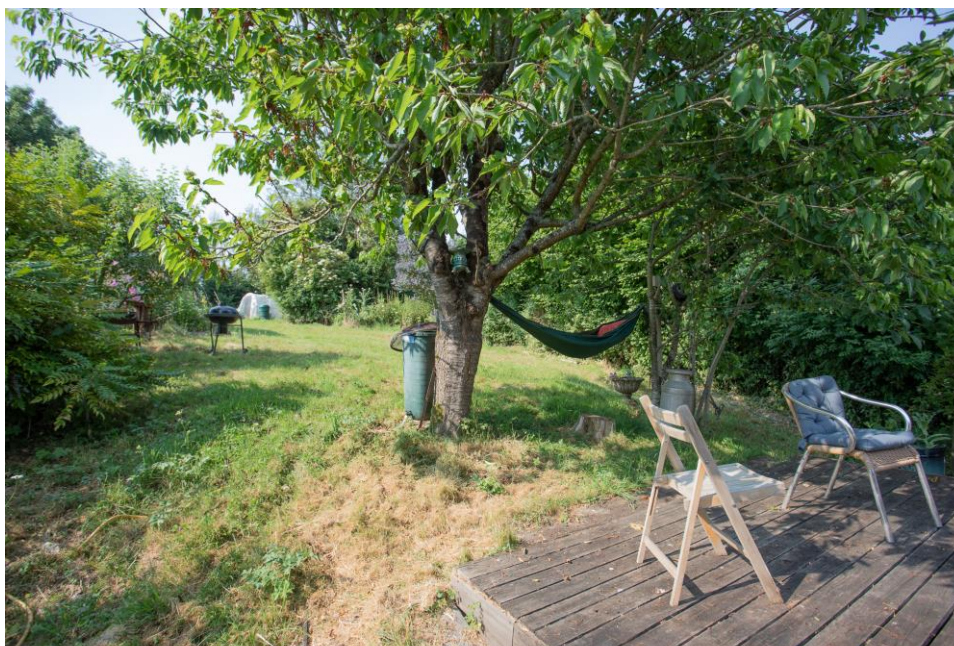
Minimum measurement. Front aspect double glazed window, radiator, wood burning stove, flagstone hearth, attractive surround, wood flooring, wall mounted lights, television point, beams to ceiling, doors to understairs storage cupboard.

##### Dining Room: 12' 3" x 10' 7" (3.74m x 3.22m)

Front aspect double glazed window, radiator, wood flooring, wall mounted lights, double glazed patio door to the rear garden, stairs rising to first floor landing, courtesy hatch through to kitchen, archway through to:

##### Kitchen: 11' 2" x 10' 3" (3.41m x 3.12m)

Maximum measurements. Front aspect uPVC double glazed window 1 1/2 bowl sink and drainer with mixer taps, a range of Shaker style



low level and wall mounted kitchen units, wooden work surface, space for range cooker, space for upright fridge/freezer, space and plumbing for washing machine, integrated dish washer, inset spot lights, stainless steel extractor fan and light, radiator, tiled flooring.

**First Floor Landing:**

Front aspect double glazed window, radiator, inset spotlights, doors off to:

**Bedroom 1: 11' 8" x 11' 1" (3.55m x 3.38m)**

Front aspect double glazed window with countryside views, radiator, wood flooring, wall mounted uplighters.

**Bedroom 2: 11' 3" x 10' 4" (3.42m x 3.16m)**

Maximum measurement. Front aspect double glazed window, radiator, wood flooring, wall mounted light.

**Bedroom 3: 7' 10" x 7' 3" (2.39m x 2.20m)**

Rear aspect double glazed window with countryside views, radiator, wood flooring.

**Bathroom:**

Rear aspect double glazed window, ball and claw bath with mixer taps and shower attachment, low level toilet, Vanity wash hand basin, tiled splash backs, heated towel rail.

**Double Garage & Parking:**

There is a tarmac and gravel driveway providing off road parking for numerous vehicles. This leads to a double garage with



metal up and over doors under a pitch tiled roof.

**Outside:**

There are natural hedgerow's to one side of the driveway with a number of foxgloves and daisies which then sides onto open countryside. To the other side is a well landscaped border with sweet peas, roses and daisies, which sides onto a babbling brook. There is a paved path to a raised decking area overlooking the brook and hazelnut trees. There is a small paved patio area and lawned garden with mature trees with a wire fence boundary overlooking open countryside. The garden then rises to an oasis of calm with a raised decking area ideal for evening drinks. There are a number of mature trees ideal to hang your hammock. The property lies in just over 1/3 of an acre. Enclosed is a poly tunnel, ideal for growing your own and pond, with a natural hedgerow border.

**Services & Agents Notes:**

The property has mains water and electricity. The central heating is via LPG and the drainage is to a private drainage system. There is a footpath which leads along the front of the property but we are being informed by the owners that this is rarely used.

**Amenities:**

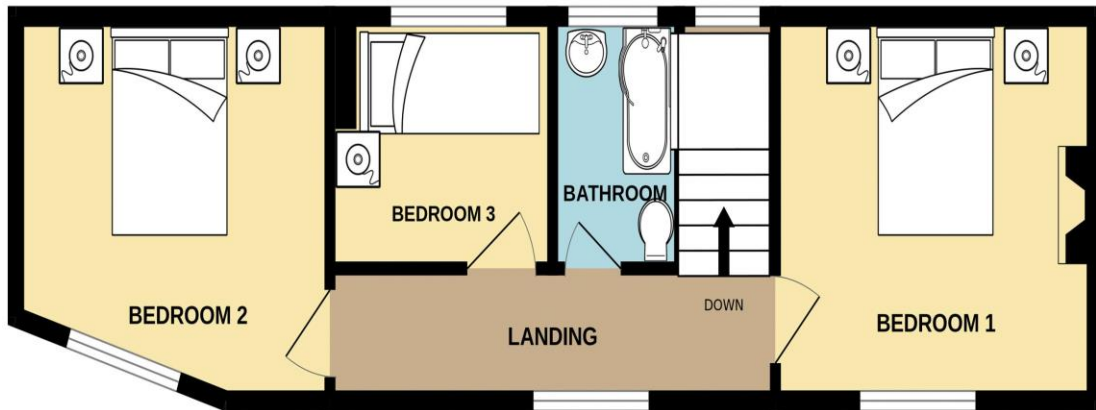
The property lies in between the towns of Taunton & Bridgwater. Taunton has a wide range of shopping facilities and a variety of schooling options. The property has convenient access to the M5, together with the main line rail link to London Paddington is available in Taunton. Further local facilities are available in North Petherton which lies approx. 2 miles away.

**VIEWINGS BY APPOINTMENT:**

**Langport Office 01458 252530**

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## 1ST FLOOR



## GROUND FLOOR



TECKHILL COTTAGE, SHEARSTON

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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