



Pathe Cottage, Pathe,
Othery, Somerset, TA7 0JF

Guide Price £225,000

2 bedrooms

Ref:EH001074



ENGLISH HOMES



www.english-homes.co.uk

Overview

- A detached two-bedroom period cottage now needing modernisation.
- Country views.
- Garage and off-road parking.
- Rural location.
- Open fireplaces.
- No onward chain.



Believed to date back to the 1600's this two-bedroom detached cottage now requires comprehensive renovation located in a small rural. The cottage comprises two bedrooms to the first floor, three receptions and bathroom downstairs with a bigger than average garden that runs out to the side of the property. The property benefits from a detached garage with off street parking, and views to the front over the levels.



Accommodation

A part glazed door opens into:

Rear Porch: 7' 1" x 6' 0" (2.16m x 1.84m)

There is one window to the side, floor standing storage cupboard, larder, a part glazed door opens into:

Utility room: 8' 1" x 6' 10" (2.46m x 2.09m)

This room has one window to the front with country views, a stainless steel sink unit with cupboards under. A further range of wall hung cupboards with a rolled edge work surface. A multi fuel stove is also located here. Doors lead off to:

Bathroom ('L' Shaped): 5' 10" x 4' 7" (1.78m x 1.39m) + 3' 11" x 3' 6" (1.19m x 1.06m)

There are two windows to the rear, a low level W.C, a pedestal wash basin, paneled bath with electric shower to one end and tiles to splash prone areas.

Lounge: 14' 11" x 9' 11" (4.54m x 3.03m)

A dual aspect room with one window to the front and one window to the rear and an open fireplace.





Kitchen: 9' 9" x 6' 9" (2.98m x 2.05m)

There is one window to the front, a stainless steel sink unit with drainer to one side and a storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface. Stairs rise to the first floor and a door leads to:

Dining Room: 10' 8" x 9' 10" (3.25m x 3.00m)

There is one window to the front and a part glazed door to the rear porch.

Rear Porch: There is a part glazed door to the front and windows to the front and side aspects.

Stairs from the kitchen rise to first floor:

Bedroom 1: 19' 2" x 7' 7" (5.83m x 2.31m)

There are two windows to the front with country views, one window to the side, a built in wardrobe and a door to:

Bedroom 2: 14' 8" x 10' 2" (4.48m x 3.11m)

There are two windows to the front with country views, one window to the side and a built in wardrobe.

Outside

The garden is all to one side and has a number of outbuildings/sheds and a garage with off road parking.

Detached Garage:

Barn doors open to allow vehicular access with a pedestrian door to the rear garden.



Amenities: The small hamlet of Pathe is located on the edge of the popular village of Otery which has a range of facilities including post office, bakery, primary school, public house and parish church. Langport lies about 5 miles to the south, Bridgwater 7 miles, the County town of Taunton c. 10 miles all offering a good range of facilities fulfilling most day to day needs and Street 8 miles with the popular Millfield School and Clarks Shopping Village. The M5 motorway is about 20 minutes away with access to Bristol, Bath and Exeter all about an hours drive. Mainline railway stations can be found at Taunton (Paddington) and Yeovil (Waterloo and Paddington) and Castle Cary (Paddington). Bristol airport is less than an hour's drive away. We are advised that BT have provided 'fibre to the cabinet' broadband which is to the exchange located in Otery.

Directions: On leaving Langport head towards Aller and continue through the village, turn left

before The Old Pound public house onto Church Path. Where the road forks take the right hand fork onto Aller Drove and continue right to the end of this road until the T junction. Turn right onto Summerhedge Road and the property can be found on the left hand side indicated by an English Homes For Sale board.

Agents Note: The cottage is situated on the edge of the levels in an area benefiting from flood defenses, the family selling the property have owned it for 75 years and they inform us it has not flooded in their ownership. The family selling the property are related to a member of English Homes staff.

Septic Tank: The property uses its own septic tank buried in the garden, we understand from the family it does not drain into a water course.

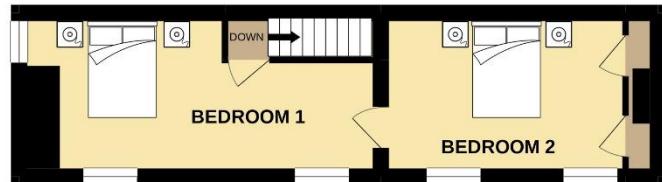
VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

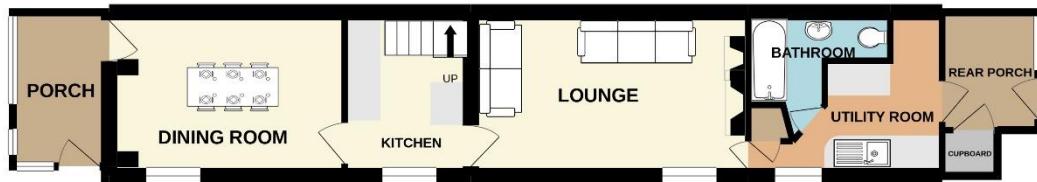
sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

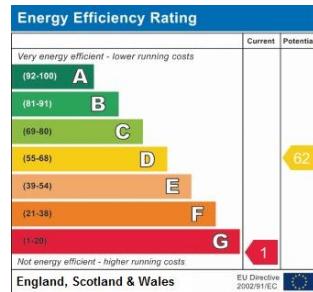
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) 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 guidance 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.
Made with Metropix ©2021.



9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.