



£325,000

*At a glance...*



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**holland  
& odam**

15 Church Road  
Shapwick  
Somerset  
TA7 9NE

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From Street proceed on the A39 towards Bridgwater, passing through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill and negotiate the sharp right hand bend and continue into the village. When you reach the church take a left into Church Road and continue along, passing Mill Lane and the property will be found on the left hand side and is the last Cottage as you make your way out of the village.

## Services

Mains electricity, water and drainage are connected.  
Electric heating.

For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is situated in the desirable Polden Hill village of Shapwick which is set amidst scenic Somerset countryside. Primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street is within approximately 5 miles with its sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.

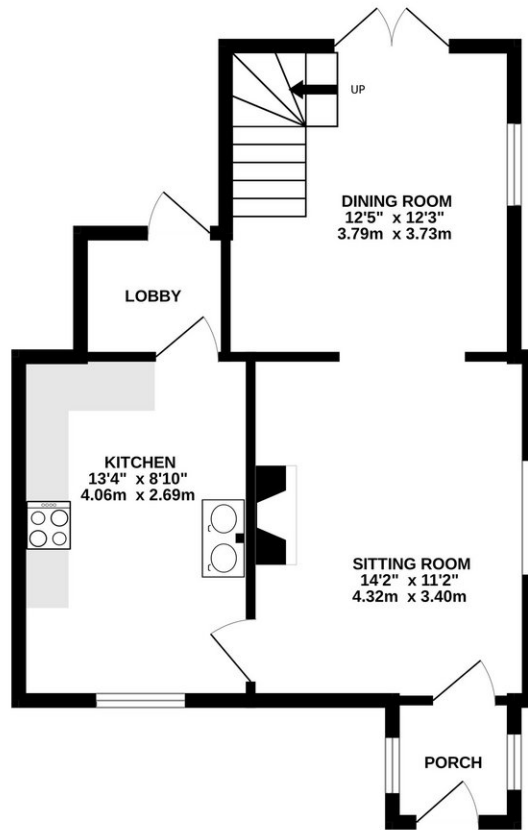
## Insight

A charming two bedroom semi-detached countryside cottage situated in the popular village of Shapwick. Boasting a multitude of characterful features such as exposed beams, flagstone floors and inglenook fireplace. Neatly presented and tastefully decorated throughout this should tick all the boxes for those seeking a character property that is ready to drop your bags and live comfortably.

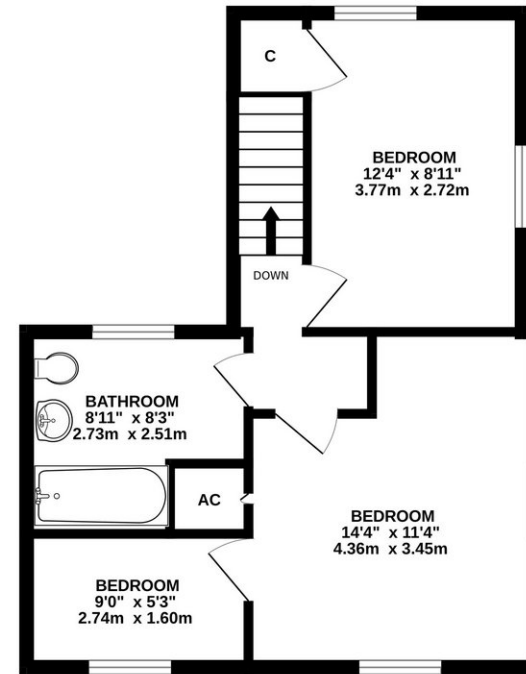
- Good sized sitting room that is light and airy with window looking over the side of the property, flagstone floors and inglenook fireplace at its heart.
- Spacious dining room which is perfect for family dinners, with French doors opening up to the garden bringing the outdoors in.
- Country style kitchen adorned with exposed wooden beams and fitted with a range of wall, base and drawer units, hob, electric Esse oven, ample work top and space for under-counter appliances.
- Affording two generously proportioned double bedrooms with more than enough space for free-standing furniture and one benefiting from a walk-in dressing room.
- The Cottage is serviced by the family bathroom which comprises panelled bath with shower over, wash basin, WC, heated towel rail and houses the airing cupboard.
- Offering a great sized wrap around garden mainly laid to lawn and edged with an abundance of flowering and mature shrub borders, also encompassing a wooden pergola and established crab apple tree.
- To the front of the property the garden is mainly laid to lawn, again with flowering borders and retained by mature hedge row.
- Benefiting from off road parking which can be found to the side of the property and secured behind wooden gates.



GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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 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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