

# CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

15 Lime Street, Nether Stowey, Somerset, TA5 1NQ



A lovely two bedroom terraced cottage set in the village centre with a small courtyard garden to the rear, The property can be let unfurnished or furnished and is ideally located for Hinkley Point.

\*Entrance Hall \*Sitting Room \*Kitchen\*Two Bedrooms \*Bathroom/WC  
\*Courtyard Garden\* Gas CH

**£650pcm**

Ref: 10557

8 The Parade  
**MINEHEAD**  
(01643) 706666  
Fax: (01643) 708560

High Street  
**PORLOCK**  
(01643) 706666  
Fax (01643) 708560

9 Fore Street  
**WILLITON**  
(01984) 632167  
Fax: (01984) 633710

2A Castle Street  
**NETHER STOWEY**  
(01278) 733050

15 Lime Street, Nether Stowey, Bridgwater, Somerset, TA5 1NQ

**A lovely two bedroom terraced cottage set in the village centre with a small courtyard garden to the rear, The property can be let unfurnished or furnished and is ideally located for Hinkley Point.**

The village of Nether Stowey has the benefit of everyday amenities including a Village Store, Post Office, Butchers, Library and Museum, Church, Primary School, Garage and the choice of three public houses. There is also a medical centre with its own dispensary. The market town of Bridgwater and the County town of Taunton lie approximately 8 and 12 miles distant respectively, with each having mainline railway and motorway connections. In addition to the outstanding beauty of the Quantock Hills, the first designated Area of Outstanding Natural Beauty in England, the varied coastline of North Somerset is a few miles drive away.

Hardwood door into -

Spacious Entrance Hall/Snug: 3.48m (11'5) x 2.16m (7'1) Flagstone floor, exposed ceiling beams, original cast iron fireplace with wooden surround and mantel, radiator, telephone point.

Sitting Room: 5.51m (18'1) x 2.72m (8'11) Flagstone floor, exposed ceiling beams, fireplace (not in use), decorative brick surrounds and wooden mantel over, TV point, 2 radiators, glazed door to kitchen/courtyard, door into -

Kitchen: 2.10m (6'11) x 2.41m (7'11) max into bay window. Tiled floor, basic range of fitted kitchen cupboards with one and a half bowl sink and drainer with mixer tap over, inset into rolled edge work tops, built in monarch electric oven with four ring hob and extractor over, space for under counter fridge, radiator, exposed ceiling beams.

Stairs to First floor: Fitted carpet, radiator,

Bedroom One: 3.40m (11'2) x 2.36m (7'9) Fitted carpet, radiator, hatch to roof space, TV point.

Bedroom Two: 3.57m (11'9) x 2.83m (9'3) Fitted carpet, radiator, Heat Line V20 combi boiler for central heating and hot water, feature cast iron fireplace,

Bathroom/WC: Panelled bath, fully tiled walls, low level WC, pedestal washbasin, heated towel rail.

Outside: The property has the benefit of a courtyard garden to the rear.

Mains Services: Water, Drainage, Gas & Electricity.

EPC Rating - D (Certificate available on request)

Council Tax Band: A

Rent: £650pcm

Deposit: £1,000

Administration Fee: £80.00

Credit Check Fee: £25.00 per applicant (over 18's only)

Pets: Considered

Children: Not suitable for the very young.

No DHSS

Available to rent unfurnished or furnished

**VIEWING:** By appointment please through Chanin and Thomas 9 Fore Street, Williton, Taunton, Somerset, TA4 4PX Telephone 01984 632167

**EMAIL ADDRESS:** williton@chaninandthomas.co.uk



Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

