



Sunshine Cottage



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West Monkton, Taunton, TA2 8NP

Taunton town centre 4.1 miles

A characterful two-bedroom period home with garden set within the highly desirable hamlet of West Monkton

- Two-bedroom period cottage
- Separate dining room
- Ground floor bathroom
- Courtyard garden and outhouse/workshop
- Council Tax band C
- Open-plan kitchen/sitting room
- South facing conservatory
- Two generous double bedrooms
- No onward chain
- Freehold

Guide Price £200,000

SITUATION

West Monkton is a sought-after village at the foot of the Quantock Hills. The area offers superb walking, riding and outdoor pursuits, while Taunton lies approximately 4 miles away, providing an excellent range of shops, schools, cultural amenities and a mainline rail service to London Paddington. The M5 (J25) is also within easy reach, making the property well placed for commuting.



DESCRIPTION

Sunshine Cottage is a beautifully characterful two-bedroom period home set within the highly desirable hamlet of West Monkton, which is positioned on the rural outskirts of Taunton and at the foot of the Quantock Hills. Offered to the market with no onward chain, this charming property combines traditional features with a delightful setting, making it an excellent opportunity for those seeking village living within easy reach of town amenities.

ACCOMMODATION

Accessed directly from the quiet country lane, the property opens into a welcoming sitting room, which leads through to the dining room and the kitchen at the rear. Beyond the kitchen is a superb south-facing conservatory, providing an attractive additional living space with direct access to the garden. A ground floor bathroom completes the downstairs layout.

The first floor offers two well-proportioned double bedrooms

OUTSIDE

The property benefits from a wonderfully private, south-facing cottage garden, offering excellent natural light and an attractive outlook. A separate outhouse/workshop, located via a footpath at the end of the terrace, provides valuable additional storage or hobby space and is included within the sale.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal variable to good outdoors with all providers, variable indoors with EE (Ofcom) Please note the agents have not inspected or tested these services.

DIRECTIONS

What3Words ///frosted.bloom.firebird



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft

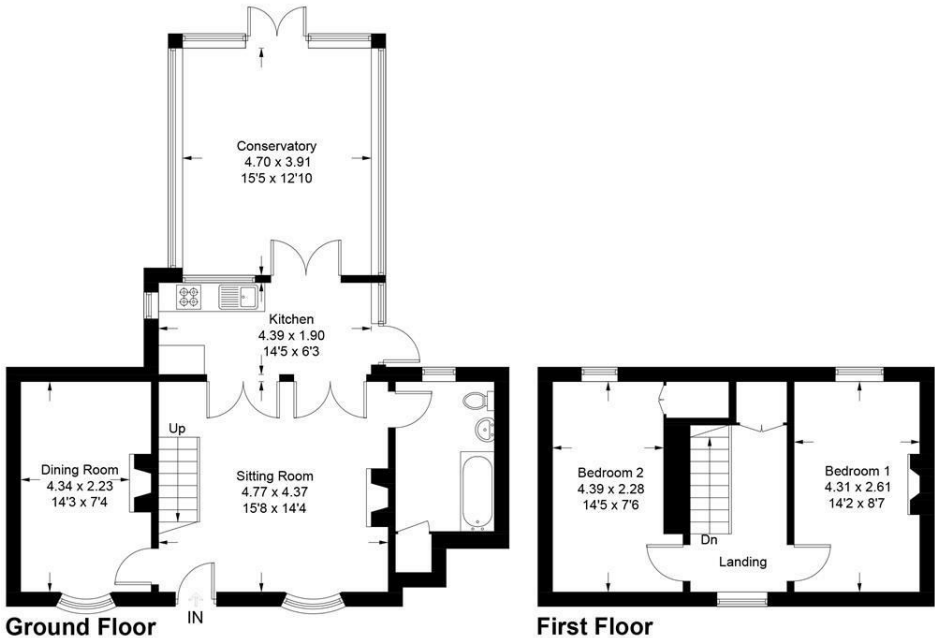


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