



MILES ESTATE AGENTS

Stoneycroft 26 Clayland Corner
Stogursey TA5 1TS £395,000



A lovely, extended and recently upgraded semi detached cottage offering characterful accommodation in generous gardens of around 1/3 acre conveniently located just outside the popular village of Stogursey. Stunning refitted kitchen, refitted ground floor bathroom and first floor shower room, 2 double bedrooms, fabulous loft room/snug, cosy sitting room with woodburning stove and conservatory. Double carport and studio / workshop with solar panels plus off road parking. Early viewing highly recommended. Freehold Council Tax Band C EPC : C





Features:

- Entrance porch
- Stunning refitted kitchen
- Beautiful refitted ground floor bathroom
- Cosy sitting room with woodburner
- Useful conservatory
- 2 double bedrooms on first floor
- Brand new shower room
- Spacious loft room / snug
- Lovely gardens with orchard extending to 1/3 acre
- Double carport with adjoining studio / workshop
- Ample off road parking
- Council Tax Band C
- Freehold
- EPC : C



Clayland Corner, Stourury, Bridgwater, TA5

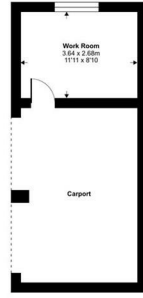
Approximate Area = 1226 sq ft / 113.8 sq m (excludes carport)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

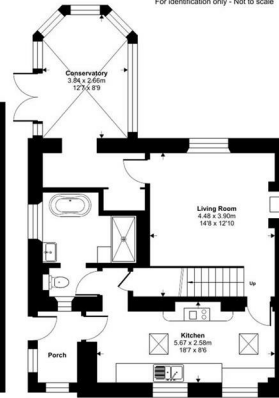
Outbuilding = 105 sq ft / 9.7 sq m

Total = 1391 sq ft / 129 sq m

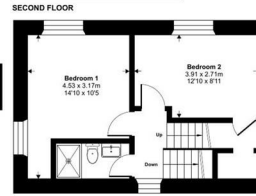
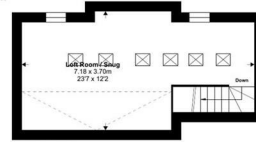
For identification only - Not to scale



CARPORT / OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
A (39-45)		88
B (46-49)		
C (50-54)		
D (55-59)		
E (60-64)		
F (65-69)		
G (70-74)		
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