

Offers In Excess Of
£260,000
Freehold





- ### Features
- Four Bedrooms
 - En-Suite To Master Bedroom
 - Open Plan Kitchen/Dining Room
 - Ground Floor Cloakroom
 - Enclosed Rear Garden
 - Private Courtyard Parking
 - Double Glazing and Gas Central Heating
 - No Onward Chain

Summary of Property

No Onward Chain.

Presenting an opportunity to purchase a semi-detached property, listed for sale in an established and sought-after community. This home is ideal for families and couples seeking a peaceful yet connected living environment. The property is unfurnished, allowing for personalisation to truly make it your own.

The house boasts four well-proportioned bedrooms. The master bedroom comes with an en-suite facility and accommodates a king-sized bed, while the remaining three bedrooms are of double and single sizes. Both bathrooms are elegantly designed, with one featuring a panel bath, shower over bath, pedestal wash hand basin, and a low-level WC. The en-suite bathroom offers an indulgent walk-in shower, a pedestal wash hand basin, and a low-level WC.

The reception room is a visual delight with a serene garden view, patio doors for natural light, and a window to the front aspect, creating a warm and welcoming ambience. The kitchen is practical and spacious, complete with dining space, wall and base units with drawers, and a door leading to the garden, perfect for alfresco dining in the summer months.

The house enjoys an EPC rating of C and sits in Council Tax Band D. Noteworthy features include allocated parking and no onward chain, adding convenience and ease of move. The location is a significant plus, being quiet yet near local amenities and schools, and fostering a strong local community feel. This property is a real find, offering a blend of comfort, convenience, and community.

Council Tax for 2024/25 £2,250.47

Room Descriptions

All sizes are approximate and the accommodation comprises:

Canopy Entrance Porch

Outside courtesy light. Front door giving access to:

Entrance Hall

Radiator. Wall mounted central heating thermostat. Built in understairs storage cupboard. Smooth ceiling with ceiling mounted smoke detector. Doors to kitchen/dining room, living room and ground floor cloakroom and staircase rising to the first floor.

Cloakroom

Housing matching white two piece suite comprising: low level WC with fitted economy flush, pedestal wash hand basin with tiled splash back. Lino wood effect floor covering. Radiator. Smooth ceiling with courtesy lighting and fitted extractor fan.

Kitchen/Dining Room 16' 1" x 11' 3" (4.90m x 3.43m)

With double aspect double glazed uPVC windows. Partly obscure double glazed back door leading out on to the rear garden. Kitchen area is fitted with a matching range of wall and base level units. Light wood effect with cupboards and drawers. Inset single drainer stainless steel sink unit with adjacent roll top work surfaces. Built in brush steel electric oven and four ring gas hob with extractor hood over. Space and plumbing for automatic washing machine. Further appliance space. Space for upright fridge freezer. Cupboard housing gas fired boiler for domestic hot water and central heating with wall mounted central heating and hot water timer. Radiator. Smooth ceiling with courtesy lighting.

Living Room 16' 2" x 11' 2" (4.92m x 3.40m)

With front aspect double glazed uPVC windows and further rear aspect double glazed uPVC French doors leading out to the rear garden. Two radiators. Television and telephone points. Smooth ceiling with courtesy lighting.

First floor landing

Front aspect double glazed uPVC window. Built in airing cupboard housing hot water tank with fitted slated shelf. Smooth ceiling with fitted smoke detector and courtesy lighting. Doors to all first floor rooms.

Master Bedroom 11' 5" x 10' 3" (3.48m x 3.12m)

With front aspect double glazed uPVC. Radiator. Television and telephone points. Smooth ceiling with courtesy lighting. Door to:

En-Suite Shower Room

With rear aspect obscure double glazed uPVC window. Housing white three piece suite comprising: Low level WC with fitted economy flush. Pedestal wash hand basin. Tiled splash back. Corner fitted fully tiled shower cubicle with glazed shower screen. Lino wood effect floor

covering. Radiator. Fitted wall mirror. Smooth ceiling with courtesy lighting and fitted extractor fan.

Bedroom 2 11' 3" x 9' 3" (3.43m x 2.82m)

With front aspect double glazed uPVC window. Radiator. Access to fully insulated roof space. Smooth ceiling with courtesy lighting.

Bedroom 3 8' 5" x 9' 3" (2.56m x 2.82m)

Irregular shape with front aspect double glazed uPVC window. Radiator. Telephone point. Smooth ceiling with courtesy lighting and built in over stairs storage cupboard.

Bedroom 4 10' 3" into recess narrowing to 8'3 x 0' 0" (3.12m narrowing to 2.51m x 1.98m)

With rear aspect double glazed uPVC window. Radiator. Smooth ceiling with courtesy lighting.

Family Bathroom

With rear aspect obscure double glazed uPVC window. Comprising white three piece suite comprising: panel enclosed bath, pedestal wash hand basin. Low level WC with fitted economy flush. Part tiled walls. Lino tile effect floor covering. Radiator. Fitted wall mirror. Smooth ceiling and courtesy lighting and fitted extractor.

Outside

To the front of the property the garden is open plan and laid to lawn with paved pathway to the front door. The remainder of the front garden is shingle for ease of maintenance. Side gate gives access to:

Rear Gardens

Fully enclosed by panelled fencing and brick walls with full width paved patio area leading onto level lawn with further patio area situated to the rear of the plot. Outside security lighting and side gate which gives access to the private parking area. Allocated off road parking for two vehicles. Outside tap.



Floorplan



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Planning Applications:

https://sdc.somerset.gov.uk/planning_online