

School Street

Drayton, TA10 0LN

COOPER
AND
TANNER



Asking Price Of £660,000 Freehold

This beautifully presented, energy efficient and versatile one storey residence is equally suited to offering a spacious family home as it is an accessible bungalow. Set within a picturesque, secluded and superbly tended plot of just under half an acre in a sought-after village location.

School Street Drayton TA10 0LN

 4  3  3 EPC B

Asking Price Of £660,000 Freehold

ACCOMMODATION:

Approaching the property from the front elevation, you will be greeted by a large enclosed entrance vestibule offering plenty of space to store shoes and coats, before entering the spacious inner reception hall. Here there is a useful fitted store cupboard; a well appointed shower room with WC, wash basin and shower unit; doors opening to all living spaces and a passage continuing toward the bedroom/bathroom accommodation. The beautifully proportioned principal living room enjoys natural light through dual-aspect sliding doors looking out upon the gardens, as well as a stylish modern fireplace with a log-burning stove installed. Internal double doors lead through to the second reception room which, although currently used as a formal dining space, affords a good degree of flexibility to be a playroom/office etc. The generous kitchen/diner offers a dedicated space for informal meals and a comprehensive range of fitted wall and base units with shaker style doors, contrasting worktops, tiled splashbacks and a one and a half bowl drainer sink. Integral appliances include a ceramic hob, eye level oven and grill and dishwasher. The separate utility/boot room is very well-appointed with a wide range of fitted cabinetry, solid wooden tops, a Belfast style sink and provisions for laundry appliances.

Moving to the other end of the property you will discover four superbly proportioned bedrooms, all of which can accommodate double beds and three of which include substantial fitted wardrobes. The particularly impressive principal suite enjoys dual-aspect windows flooding the room with natural light, as well as access to its own en-suite shower room featuring 'his and hers' basins over a large vanity unit. Completing the internal space is the immaculate family bathroom, comprising a traditional three piece suite including shower over bath.

OUTSIDE:

The property sits at the heart of its nearly half acre plot, affording an impressive frontage as well as generous rear garden. A large driveway sweeps through the superbly tended and predominantly lawned front garden, providing a wealth of parking space for large families and visitors. The double garage has twin up and over doors opening into the open plan internal area, providing additional secure parking, storage or workshop space, with potential for storage to the roof void. Discreetly tucked away at the side of the property is a substantial former poultry house, providing excellent potential for a variety of uses. The rear garden enjoys a wonderful degree of privacy and a range of landscapes to please incoming buyers of all manner of interests. Expanses of well-maintained lawn offer great recreation space for

families and pets, whilst a selection of raised beds, timber sheds and a green house provide great facilities for keen gardeners. A selection of fruit trees also yield a variety of edible delights. Several areas of hard landscaping cater to those who like to entertain outside in the warmer months, including a large patio area adjoining the rear elevation. Enjoying a predominantly level site, the rear garden offers the ideal blend of practicality, accessibility and horticultural appeal.

SERVICES:

Mains electric, water and drainage are connected, and air source heat pumps are installed. The property is currently banded F for council tax, within Somerset Council. Mobile coverage is strongest locally with Three, and Superfast broadband is available in the area, according to Ofcom's online service checker. Photovoltaic solar panels are installed and will be sold with the remainder of the contracted feed in tariff, not only keeping utility costs lower but providing a potential income.

LOCATION:

The village of Drayton is known for its thriving community and yearly village fair, its suitability for walking and cycling along the Parrett Trail and also for the local pub, The Drayton Crown. Nearby Curry Rivel is approximately a mile away and offers amenities such as general store, post office, petrol station, Sandpits Heating Centre and the popular Firehouse pub. Langport, approximately 2.5 miles away, has a further range of shops, supermarket, medical centre, various churches and schools for all age groups. The A303 is approximately 8 miles away and connects to the national motorway network, whilst the larger towns of Taunton, Bridgwater and Yeovil are all within a 15 mile drive and have main-line railway stations.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





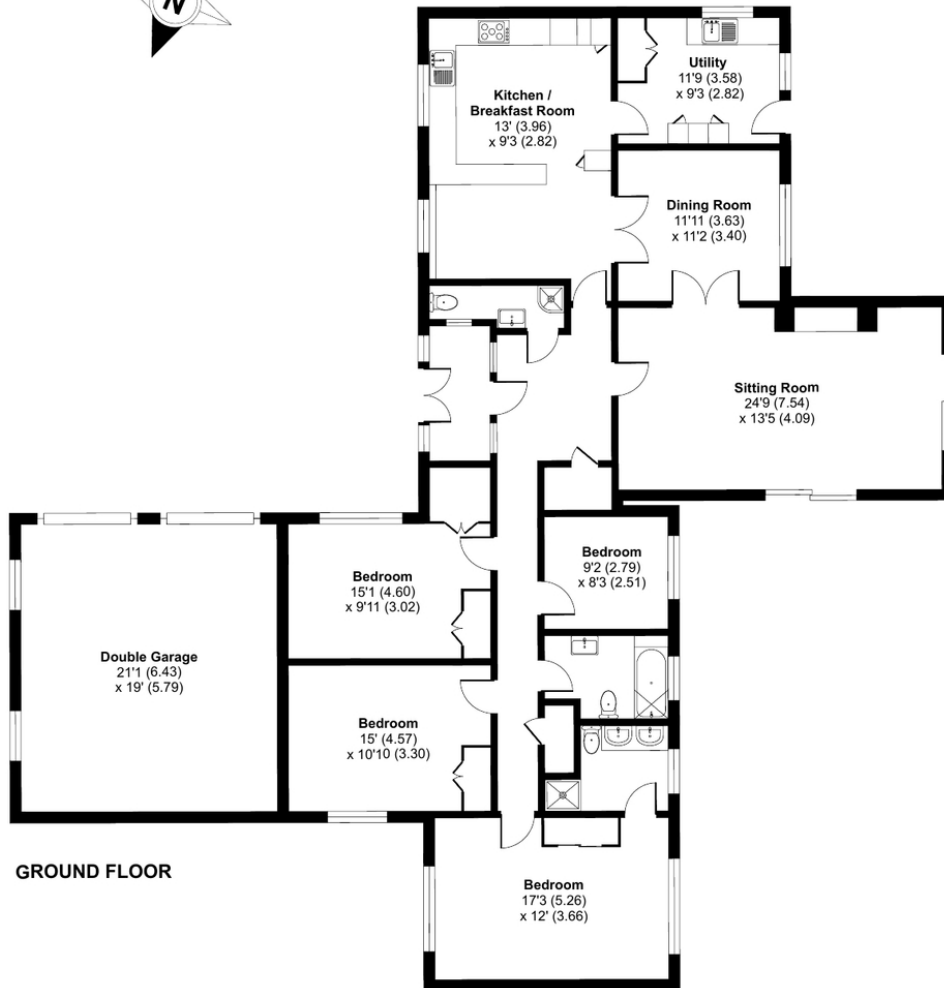
School Street, Drayton, TA10

Approximate Area = 1925 sq ft / 178.8 sq m

Garage = 405 sq ft / 37.6 sq m

Total = 2330 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1092816

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the mass statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

