

£250,000
Freehold





Features

- Peaceful and quiet location
- Two reception rooms for entertaining
- Three bedrooms for versatile living
- Garage and parking for multiple cars
- Large rear garden with extension potential
- Mains Gas, Electricity, Water & Drainage are connected
- Council, Tax Band: C £1,889.01 for 2023/24

Summary of Property

Located in a peaceful and quiet area with strong community ties, this neutrally decorated semi-detached property is now available for sale. Ideal for families and couples, this home boasts two reception rooms, perfect for entertaining guests or simply relaxing.

The property features a kitchen equipped with wall, base, and drawer units, along with a gas hob and electric oven. Additionally, there is ample space for a washing machine and fridge/freezer. The first reception room includes a convenient storage cupboard and stairs leading to the first floor, while the second reception room offers a lovely garden view and direct access to the outdoor space, serving as a charming dining room.

With three bedrooms, including two double rooms and one single room, this property offers versatility for various living arrangements. The bathroom is complete with a panel bath, w/c, system fed shower, and pedestal wash hand basin, providing both style and functionality.

The unique features of this property include a garage, parking for 5/6 cars, and a large rear garden with potential for extension. Don't miss out on the opportunity to make this wonderful property your new home.

Freehold. Vacant Possession on Completion

Sedgemoor District Council, Tax Band: C £1,889.01 for 2023/24

Room Descriptions

The Property

Located in a peaceful and quiet area with strong community ties, this neutrally decorated semi-detached property is now available for sale. Ideal for families and couples, this home boasts two reception rooms, perfect for entertaining guests or simply relaxing.

The property features a kitchen equipped with wall, base, and drawer units, along with a gas hob and electric oven. Additionally, there is ample space for a washing machine and fridge/freezer. The first reception room includes a convenient storage cupboard and stairs leading to the first floor, while the second reception room offers a lovely garden view and direct access to the outdoor space, serving as a charming dining room.

With three bedrooms, including two double rooms and one single room, this property offers versatility for various living arrangements. The bathroom is complete with a panel bath, w/c, system fed shower, and pedestal wash hand basin, providing both style and functionality.

The unique features of this property include a garage, parking for 5/6 cars, and a large rear garden with potential for extension. Don't miss out on the opportunity to make this wonderful property your new home.

Freehold. Vacant Possession on Completion

Sedgemoor District Council, Tax Band: C £1,889.01 for 2023/24

CONSTRUCTION

Built of facing brick and having a tiled, felted and insulated roof. The property has been very well maintained by the present owners and benefits from gas-fired central heating and double glazing.

ACCOMMODATION

Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen. Landing, 3 Bedrooms, Bathroom, Double Glazing & Gas-Fired Central Heating, Gardens, Garage & Greenhouse.

CLOAKROOM

Low-level WC and wash hand basin with tiled splashback. Radiator, double-glazed window and extractor fan.

LOUNGE 4.97m x 4.58m (max) / 16' 4 x 15' 0 (max)

Rectangular double-glazed bow window, radiator and understairs cupboard.

DINING ROOM 2.57m x 2.49m / 8' 5 x 8' 2

Radiator and double-glazed patio door to the Rear Garden. Wide opening to:-

KITCHEN 2.57m x 1.99m / 8' 5 x 6' 6

Range of modern base, wall and drawer units with roll-top working surfaces. Single drainer stainless steel sink unit with a mixer tap. Fitted 'Moffatt' gas 4-ring hob with cooker hood and fitted 'Electrolux' oven. plumbing for an automatic washing machine. Part-tiled walls and double-glazed window.

LANDING

Double-glazed window. Built-in cupboard. Loft access.

BEDROOM 4.08m x 2.79m / 13' 5 x 9' 2

Double-glazed window and radiator.

BEDROOM 3.50m x 2.53m / 11' 6 x 8' 4

Double-glazed window and radiator.

BEDROOM 2.60m x 1.96m / 8' 6 x 6' 5

Double-glazed window and radiator.

BATHROOM

White suite comprising panelled bath with 'Triton' shower unit over and shower screen. Pedestal wash hand basin and low-level WC. Radiator, part-tiled walls, doubleglazed window, electric light with shaver point and extractor fan.

OUTSIDE

Double wooden gates give access to concrete driveway leading to the Rear Garden and providing parking for a number of vehicles - ideal space for storing a boat/caravan. The Front Garden is laid to lawn.

GARAGE 5.51m x 2.38m / 18' 1 x 7' 10

Up-and-Over door, concrete base, fluorescent strip light and power, rear personal door and 'Worcester' gas-fired boiler providing domestic hot water and central heating (serviced yearly with full history).

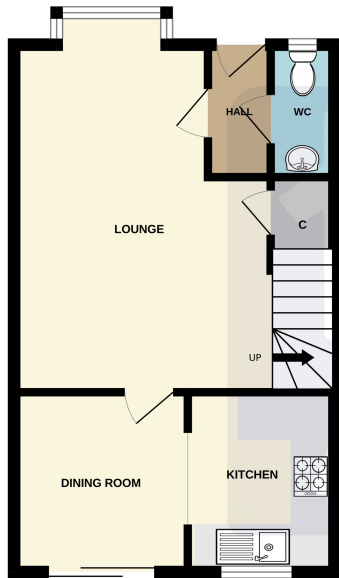
REAR GARDEN

The Enclosed Rear Garden is laid to lawn with an adjoining paved patio area. Two greenhouses and water tap. High brick boundary wall to the rear.

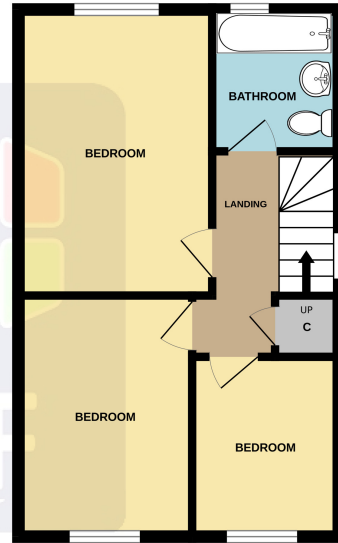


Floorplan

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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