

North Lane

Othery, TA7 0QG

COOPER
AND
TANNER



Asking Price Of £415,000 Freehold

A high quality modern home, built to a superior specification just 6 years ago and tucked away in a small cul-de-sac of three similar homes, backing onto open fields. A double garage, parking for four cars and a generous garden accompany this well-proportioned detached house.

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 3  2  2 EPC B

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ACCOMMODATION:

The property is entered at the front elevation, where the main entrance door opens to a generous reception hallway with a large fitted storage cupboard with space for laundry appliances, as well as access to all ground level accommodation. A well-appointed cloakroom with WC and wash basin over vanity provides guest facilities to this floor. The main open-plan living space has solid oak flooring, is flooded with natural light and enjoys a pleasant aspect over the rear garden as well as offering ample room for loosely defined living and dining areas if required. Sliding double glazed doors open to a sun room, currently used as a formal dining room, with a double-glazed roof and fitted radiator making this a year-round usable space. The impressive kitchen provides a second sociable space, with an island serving as a natural gathering point, as well as an informal dining space. A further range of shaker style wall and base level cabinetry is fitted, with Oak worktops and a one and a half bowl drainer sink with twin outlet tap. Integral appliances include a ceramic hob, eye-level oven, grill and a dishwasher.

On the first floor you'll find a light and airy landing space with a fitted airing cupboard, as well as three well-proportioned double bedrooms, with the third currently used as a luxurious dressing room. The particularly spacious master suite benefits from its own contemporary en-suite shower room, whilst the second bedroom enjoys far-reaching countryside views at the rear. Completing the internal accommodation is the generous size family bathroom, also beautifully presented and boasting a four-piece suite including separate bath and double-width shower cubicle.

OUTSIDE:

In keeping with this properties impressive internal proportions, the plot size is also notably generous at both the front and rear elevations. On approaching the property at the end of the cul-de-sac, you are greeted with a wealth of parking options, with space for three cars on the driveway in front of the double garage, and a fourth at the side. The garage features

a remote controlled roll-up door for vehicular access and pedestrian side door. An area at the side of the garage could accommodate additional sheds if required and the front garden is laid mainly to well-maintained lawn enclosed by low-level hedging. A gated side path continues into the back garden, which is also larger than average for a newer build home, providing plenty of room for families and pets to roam. The plot is laid mainly to level lawn, enclosed by a combination of mature stone wall and close board fencing. The patio area adjoining the conservatory offers the ideal spot in which to dine al-fresco and enjoy the relative privacy afforded by this edge of village location.

SERVICES:

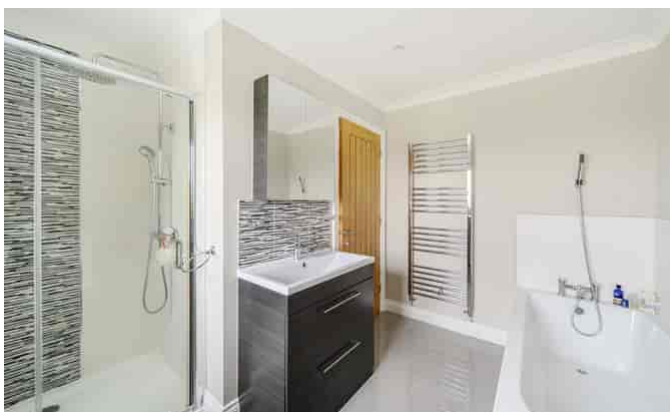
Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded D for council tax, within Somerset Council.

LOCATION:

The popular village of Othery is well positioned for convenient access to a number of important transport links, shopping facilities, education and leisure amenities. Areas of outstanding natural beauty and wildlife conservation (Burrow Mump and RSPB Greylake) are within just a few minutes' drive in either direction, providing scenic walks. The village offers a primary school twinned with nearby Middlezoy, village hall and parish church, whilst the renowned Millfield School and Clarks Village can be found 8 miles away in Street. The M5 motorway is approximately 20 minutes away (J23 or 24) and railway stations can be found at Taunton, Bridgwater and Castle Cary. Bristol airport is less than an hours' drive away.

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).





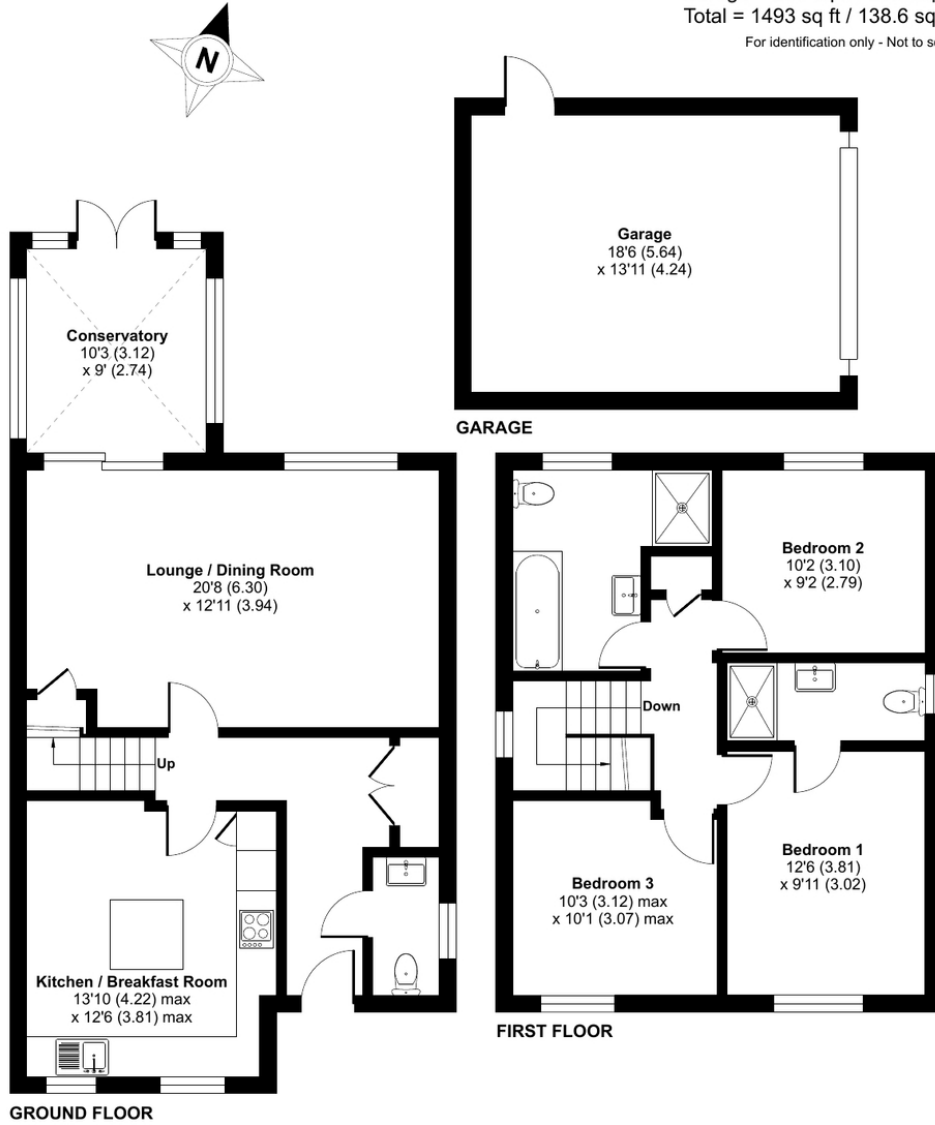
Yard Court, North Lane, Othery, TA7

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 1493 sq ft / 138.6 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). © nrichcom 2023. Produced for Cooper and Tanner. REF: 1012439

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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