

£325,000
Freehold





Features

- Peaceful and quiet residence
- Spacious welcoming hall
- Large L-shaped lounge/diner
- Stunning breakfast/kitchen room
- Built-in kitchen appliances
- Four first-floor bedrooms
- Master with en-suite shower
- Dedicated study room
- Garage and brick driveway
- Energy-efficient EPC rating C

Summary of Property

This property presents an exceptional opportunity for families and couples seeking a peaceful and quiet residence within a strong local community. The property is neutrally decorated, creating a soothing and calm atmosphere that can easily be personalised to suit your taste. Upon entrance, you are greeted by a spacious and welcoming hall that leads to a large, L-shaped lounge diner. This area is perfect for hosting gatherings or spending a leisurely evening. The stunning breakfast kitchen is a notable feature of the property, boasting built-in appliances that add a touch of modern convenience to everyday cooking.

The property offers four first-floor bedrooms, including a master bedroom accompanied by an en-suite shower room, offering both privacy and comfort. A family bathroom complements the sleeping quarters, ensuring ample facilities for all occupants. Adding to the property's appeal is the inclusion of a study room, providing a dedicated space for work or study from home. The property benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment.

For your vehicle needs, the property includes a garage and a brick paved driveway, adding to the convenience. With an EPC rating of 'C', this property is reasonably energy-efficient, translating into more manageable utility costs. The council tax band for this property is 'B', indicating an affordable rate.

In conclusion, this property is a delightful blend of comfort and convenience, situated in a serene location and perfect for those seeking a balance between community living and personal space.

Room Descriptions

CONSTRUCTION:

Built in the mid-1970s of brick and block cavity walls and having a tiled, felted and insulated roof. The property has been extended and now provides very spacious accommodation which is ideal for family living. The property has been maintained in excellent condition throughout and the house enjoys quality fittings and equipment. An early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, double glazed side panel, radiator, understairs cupboard and built-in double cupboard.

THROUGH-LOUNGE-DINER: 8.49m x 4.00m (27' 10" x 13' 1") (reducing to: 2.72m (8' 11"))

Fitted wood burner, two radiators, double glazed window and sliding double glazed patio door to the Rear Garden.

KITCHEN-BREAKFAST ROOM: 6.04m x 4.88m (19' 10" x 16' 0") (L-shaped)

Very comprehensively fitted with quality kitchen units comprising various base, wall and drawer units. Single drainer stainless steel sink unit. Fitted 'Zanussi' oven and 'Amica' microwave, integrated refrigerator and deep freeze and integrated dishwasher. Breakfast bar. Two radiators, fire downlighter spot lights, understairs cupboard, two Velux double glazed windows, double glazed window and double glazed French doors to the Rear Garden.

STUDY: 2.03m x 1.65m (6' 8" x 5' 5")

Radiator. Fitted desk unit and cupboard.

CLOAKROOM:

Half-tiled and having combined low-level WC and wash hand basin.

Stairs from the Hall to:-

LANDING:

Access to the insulated and boarded loft space.

BEDROOM: 3.56m x 2.90m (11' 8" x 9' 6") (max)

Double glazed window, radiator and fitted triple wardrobe.

EN-SUITE SHOWER ROOM:

Fully tiled with a white suite comprising shower cubicle with 'Mira' shower unit, low-level WC and rectangular wash hand basin with cupboard under. Double glazed window and combined radiator and heated towel rail.

BEDROOM: 3.31m x 3.22m (10' 10" x 10' 7")

Double glazed window and radiator.

BEDROOM: 3.52m x 2.58m (11' 7" x 8' 6")

Double glazed window, radiator and fitted triple wardrobe.

BEDROOM with DRESSING ROOM: 2.64m x 2.32m (8' 8" x 7' 7")

Double glazed window and radiator. Two ranges of four wardrobes together with a shoe cupboard (these wardrobes could be removed to restore the space of the bedroom).

BATHROOM:

Fully tiled with white suite comprising panelled bath with shower over and shower screen. Pedestal wash hand basin and low-level WC. Double glazed window and heated towel rail.

OUTSIDE:

Low level brick boundary wall to the front of the property. Shrub border to brick-paved parking area providing space for several vehicles and giving access to:-

GARAGE: 4.87m x 2.93m (16' 0" x 9' 7")

Up-and-over door, electric light and power standing on a concrete base. 'Worcester' gas-fired boiler providing central heating and domestic hot water.

Rear Garden:

The Rear Garden is laid partly to lawn and partly to paved patio. Garden shed, bin store and side gate gives pedestrian access.



Floorplan



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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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|--|---|----------------|
| Local Authority Somerset (Sedgemoor) | Council Tax Band Annual Price: | B £1,750.37 |
| Conservation Area No | Flood Risk | Low |
| Floor Area | Plot Size | 0.06 Acres |
| Mobile Coverage | Broadband | |
| EE ● | Basic | 6 Mbps |
| Vodafone ● | Superfast | 130 Mbps |
| Three ● | Ultrafast | 1000 Mbps |
| O2 ● | | |
| Satellite / Fibre TV Availability | | |
| BT | ✓ | |
| Sky | ✓ | |
| Virgin | ✓ | |