Church View, Mill Leat

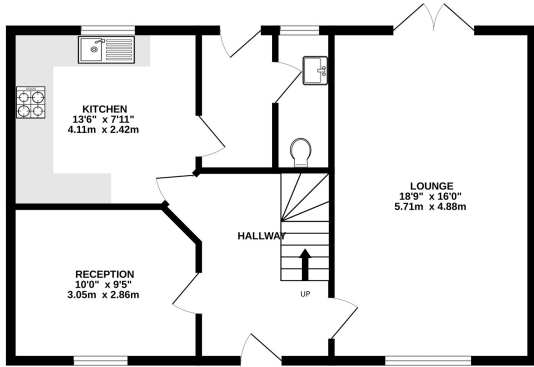Baltonsborough, BA6 8HX

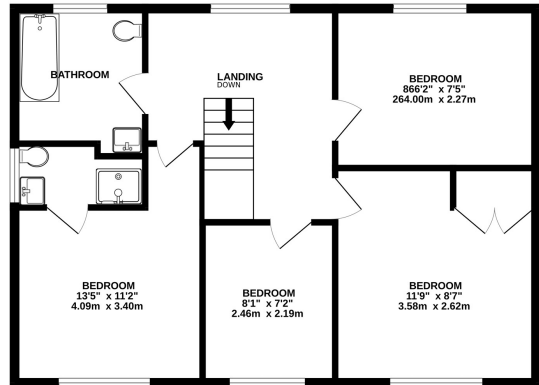## £365,000 Freehold

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Description

A four bedroom family orientated home ideally situated on the edge of this sought after mid Somerset village. The property is a short walk from the village amenities, including the convenience store and is available to purchase with vacant possession. The accommodation comprises two reception rooms, a kitchen, utility area and a WC on the ground floor. Four bedrooms, an en-suite shower room and the family bathroom are located on the first floor. The rear facing rooms all enjoy extensive views across to the village Church. Parking is plentiful and there is the addition of a detached garage. Pedestrian side access leads to a secure and private rear garden.

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.

KITCHEN
13'6" x 7'11"
4.11m x 2.42m

LOUNGE
18'9" x 16'0"
5.71m x 4.88m

HALLWAY

RECEPTION
10'0" x 9'5"
3.05m x 2.86m

UP

1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.

BATHROOM

LANDING
DOWN

BEDROOM
866'2" x 7'5"
264.00m x 2.27m

BEDROOM
13'5" x 11'2"
4.09m x 3.40m

BEDROOM
8'1" x 7'2"
2.46m x 2.19m

BEDROOM
11'9" x 8'7"
3.58m x 2.62m

TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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.
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Features

• NO ONWARD CHAIN

• Private rear garden adjoining countryside

• Substantial Lounge with French Doors

• Walking distance of village school, convenience store and village pub

• Utility area

• Within easy reach of Millfield Prep and Senior Schools

• En-suite shower room

• Detached garage and driveway parking

• Freehold - Council Tax Band E

Local Information

• **Council Tax Band** E

• **Tenure** Freehold

• **EPC Rating** D

COOPER AND TANNER

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