



FOR SALE



Full video walk - through

East Lambrook, TA13 5HH

£550,000



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Quietly positioned in the desirable village of East Lambrook, this spacious four bedroom detached family home comes with the added benefit of off road parking and a garage. The accommodation comprises spacious living room, dining room, conservatory, kitchen, separate utility room and useful downstairs cloakroom. Upstairs are four bedroom, en-suite shower room and the family bathroom. To the front of the property is a driveway providing off road parking and a garage. The gardens to the front and rear are beautifully kept and of a good size. Offered with no chain, this lovely property would make an ideal forever home so an early viewing comes highly recommended to fully appreciate all that is on offer in this wonderful location.

£550,000



LOCATION

East Lambrook is a small rural village, quietly positioned approximately a mile away from the thriving country town South Petherton. Boasting a 12th century church as well as East Lambrook Manor Gardens – recognised as the 'Home of English Cottage Gardening' – the village also has a 17th century pub, The Rose and Crown. The village enjoys exceptional country walks and apple blossom orchards as well as benefitting from the amenities of nearby South Petherton. The small residential country town, South Petherton, with its village atmosphere, is set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

Entrance Porch

Double glazed sliding doors to front, tiled floor and door to hallway.

Hallway

Front aspect double glazed window, laid to carpet, stairs to first floor, under stairs cupboard, wall lights and radiator.

Living Room - 23' 5" x 12' 4" (7.140m x 3.751m)

Front aspect double glazed bay window, side and rear aspect double glazed windows, laid to carpet, feature fireplace, two radiators and double glazed sliding doors to conservatory.

Conservatory - 15' 2" x 7' 8" (4.619m x 2.338m)

Front and side aspect double glazed windows, laid to carpet, wall lights and double glazed French doors to rear.

Dining Room - 14' 10" x 11' 4" (4.513m x 3.447m)

Double glazed sliding doors to garden, laid to carpet and radiator.

Kitchen - 11' 4" x 8' 2" (3.449m x 2.495m)

Front aspect double glazed window, range of wall and base units with worktops over, double bowl sink, space for cooker, plumbing for washing machine, space for fridge/freezer, tiled splash backs, vinyl flooring and radiator.

Utility Room - 8' 10" x 7' 0" (2.700m x 2.130m)

Side aspect double glazed window, range of wall and base units with worktop, single bowl sink, plumbing for washing machine, space for freezer, laid to carpet, radiator, double glazed door to garden and door to garage.

Cloakroom

Rear aspect double glazed window, pedestal wash hand basin with tiled splash back, WC, laid to carpet and boiler.

Landing

Front aspect double glazed window, airing cupboard housing hot water tank, access to loft, (the loft is boarded, has a light and is accessed via a ladder), laid to carpet and doors to:

Bedroom One - 14' 6" x 10' 5" (4.432m x 3.179m)

One front aspect and two side aspect double glazed windows, range of fitted wardrobes, laid to carpet, radiator and door to en-suite.



En-Suite

Side and rear aspect double glazed windows, shower cubicle, pedestal wash hand basin, WC, fully tiled walls, laid to carpet and chrome heated towel rail.

Bedroom Two - 11' 3" x 9' 4" (3.436m x 2.840m)

Front aspect double glazed window, range of fitted wardrobes, laid to carpet and radiator.

Bedroom Three - 10' 6" x 8' 6" (3.201m x 2.592m)

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Four - 8' 5" x 6' 10" (2.572m x 2.086m)

Rear aspect double glazed window, laid to carpet and radiator.

Bathroom

Rear aspect double glazed window, walk in bath with mixer taps and shower attachment, pedestal wash hand basin, bidet, WC, fully tiled walls, laid to carpet and radiator.

Garage- 17' 0" x 8' 11" (5.188m x 2.721m)

Electric up and over door to front, power, lighting and roof storage space.

Driveway

Tarmac driveway providing off road parking.

Front Garden

Laid mainly to lawn with planted borders of mature trees and shrubs with access to side and outside tap.

Rear Garden

Mainly laid to lawn with summerhouse, planted borders of mature trees and shrubs enclosed by fencing with access to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	42 E	
21-38	F		
1-20	G		

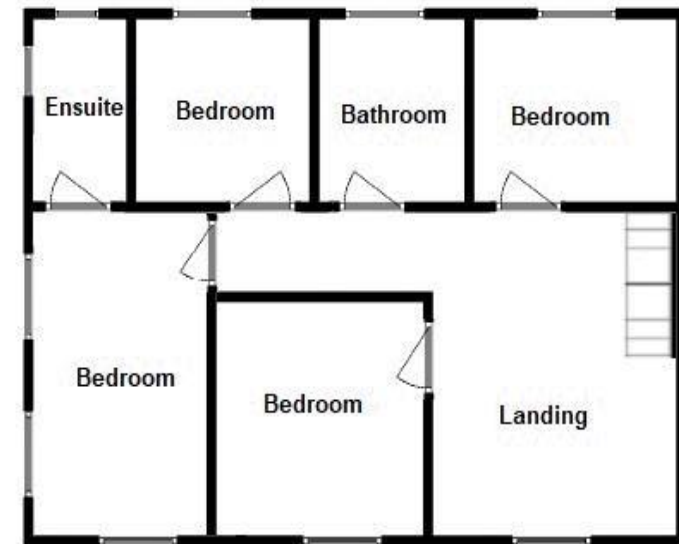
AGENTS NOTE

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Directions

From Silver Street in South Petherton, proceed on to East Lambrook Road and take a second left hand turn on to Middle Street. Follow this road and the property can be found on the right hand side.

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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