



FOR SALE



Full video walk - through

Kingsbury Episcopi, TA12 6AX

Offers Over £425,000



ORCHARDS
ESTATES

Boasting a wealth of character features and scope to create a substantial family home, this four bedroom semi detached house comes with the added benefit of a double garage and off road parking. Located in the desirable village of Kingsbury Episcopi and offering no chain, this lovely property was originally 4 alms houses and therefore is a significant historic house within the village. The accommodation comprises kitchen/breakfast room, two reception rooms, an original kitchen with flagstone flooring and solid fuel 'Rayburn' and useful WC. Upstairs are four bedrooms and a bathroom. A ladder from the landing leads up to a large attic area which could easily be converted into a further four bedrooms (subject to building regulations). Outside is a pretty wrap around garden, off road parking and a double garage.

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LOCATION

Kingsbury Episcopi is a sought after historic village (winner of Somerset village of the year 2018) with pub, church, community centre/shop/cafe (open 7 days a week and was a 2018 village shop of the Year finalist) and sits on the edge of the beautiful Somerset Levels. The nearby villages of Martock, South Petherton and Langport have an excellent range of amenities between them and the A303 is just a short distance away. The area is well served by fine independent and state schools and has numerous recreational pursuits. There are mainline railway stations at the large regional centres of Yeovil and Taunton.

Reception Room One - 14' 11" x 13' 10" (4.556m x 4.218m)

Door to front, front and side aspect double glazed windows, feature fireplace, wooden beam, two radiators and stairs to first floor.

Reception Room Two - 14' 11" x 13' 10" (4.550m x 4.22m)

Front aspect double glazed window, feature fireplace, telephone point, wooden beam and radiator.

Kitchen/Breakfast Room - 15' 3" x 13' 10" (4.638m x 4.218m)

Two rear aspect and one side aspect double glazed windows, range of wall and base cupboards with worktop over, single bowl sink with tiled splash backs, wooden beam, space for cooker, space for fridge/freezer, oil fired central heating boiler, telephone point and radiator.

Back Kitchen - 15' 5" x 14' 11" (4.71m x 4.541m)

Rear aspect double glazed window, flagstone flooring, wooden beam, 'Rayburn Royal' solid fuel cooker with back boiler, double sink, space and plumbing for washing machine, door to WC and stable door.

WC

WC.

Landing

Rear aspect single glazed window, radiator and doors to:

Bedroom One - 15' 3" x 13' 11" (4.643m x 4.249m)

Front aspect single glazed window, built in wardrobe and radiator.

Bedroom Two - 13' 11" x 9' 10" (4.232m x 3.002m)

Front aspect single glazed window, radiator and built in wardrobe with shelving.

Bedroom Three - 13' 9" x 9' 9" (4.20m x 2.963m)

Rear aspect single glazed window and radiator.

Bedroom Four - 13' 9" x 15' 4" (4.181m x 4.672m) 'L' shaped

Rear aspect single glazed window and radiator. There is access to the large loft space from this room via a ladder (viewers are advised that if they wish to view the loft it is at their own risk)

Bathroom

Rear aspect single glazed window, bath with shower over, wash hand basin, WC, radiator and two airing cupboards housing hot water cylinder with immersion heater.



Attic

Currently divided into four segments with partition walls and entrance ways with two side aspect double glazed windows.

Double Garage

Two up and over doors, power and lighting.

Parking

Off road parking for up to 2 cars in front of garage.

Garden

Pretty wrap around garden laid to lawn with a variety of flowers and plants, iron gates to front and rear and access to side, pathway to front door, enclosed by wall and hedging. There is an original well in the front garden.

Directions

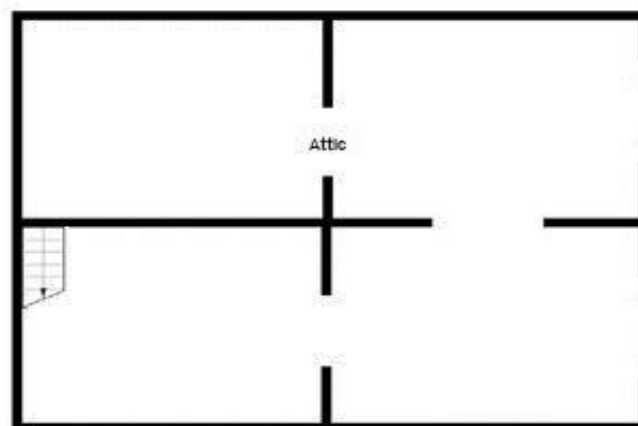
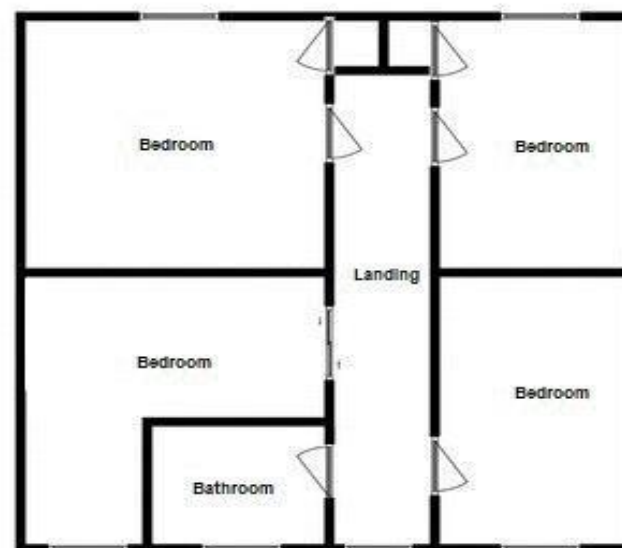
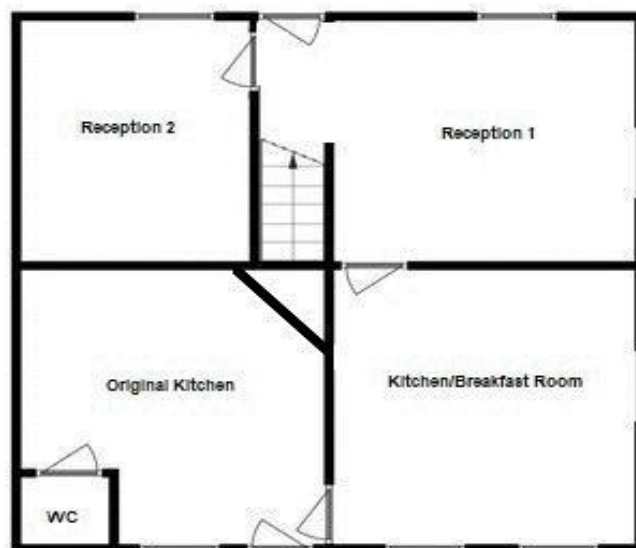
From Martock, proceed down Coat Road and turn left at the junction. Follow the road and take a right on to Broadmead. Take another right onto Dudmoor and another right on to Folly Road. Take the first left onto Silver Street where the property can be found on the right hand side.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	29 F	
1-20	G		

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 plan is for illustrative purposes only and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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