



FOR SALE



Full video walk - through

Over Stratton, TA13 5LD

£285,000



ORCHARDS
ESTATES

Rare opportunity to purchase an attractive semi detached home in the peaceful village of Over Stratton. Immaculately renovated to a high standard by the current owner, the accommodation briefly comprises 3 bedrooms, driveway for 3 cars, roomy lounge/diner, utility room/outhouse with downstairs w/c. An attractive veranda at the rear captures the sun in the south-facing garden which also boasts a useful large workshop with bi-fold doors, a vegetable-patch, a greenhouse, lawn and beautifully planted beds. An early viewing is highly recommended to appreciate the finer detail of the finishing touches expertly crafted in this great family home in this wonderful location.

£285,000



LOCATION

Over Stratton is a picturesque village set in surrounding countryside and contains a number of character properties, Chapel, Restaurant and Inn. The country town of South Petherton is one mile to the north and offers a wide range of Shops, Schools, Doctor & Veterinary Surgeries, Library, Churches and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station - Waterloo) four, Dorset Coast twenty, the county town of Taunton (M5 Motorway & Mainline Station - Paddington) eighteen and the A303 is joined at the South Petherton roundabout.

Entrance Porch

Door to front, front aspect double glazed window, engineered oak flooring, electric heater and door to entrance hall.

Entrance Hall

Stairs to first floor, tiled flooring and night storage heater.

Lounge/Diner - 21' 3" x 10' 9" (6.479m x 3.275m)

Rear aspect double glazed bay window, solid oak flooring, feature fireplace with multi fuel burner, double glazed French doors to veranda and night storage heater.

Kitchen - 11' 4" x 6' 5" (3.462m x 1.953m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, space for cooker, extractor, space for fridge/freezer, tiled splash backs and vinyl flooring.

Utility/Outhouse

Front and rear aspect double glazed windows, plumbing for washing machine, space for tumble dryer and space for freezer.

WC

Side aspect double glazed window and WC.

Landing

Front aspect double glazed window and access to loft.

Bedroom One - 11' 3" x 10' 10" (3.437m x 3.310m)

Rear aspect double glazed window, two built in wardrobes and electric heater.

Bedroom Two - 11' 0" x 10' 10" (3.351m x 3.307m)

Rear aspect double glazed window, airing cupboard housing hot water tank and electric heater.

Bedroom Three - 9' 11" x 6' 10" (3.029m x 2.087m)

Front aspect double glazed window and electric heater.

Bathroom

Front aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, heated towel rail and half tiled walls.

Parking

Gravelled area to the front providing off road parking for 3 cars.

Front

Gravelled area with pathway to side, lawn with planted borders and gated access to side and veranda.

Rear Garden

Initial veranda leading to lawned garden with planted borders, vegetable patches and gravelled area with greenhouse.

Workshop - 21' 6" x 9' 0" (6.564m x 2.749m)

Initial covered decked area, bi-fold doors, power and lighting and separate store room.



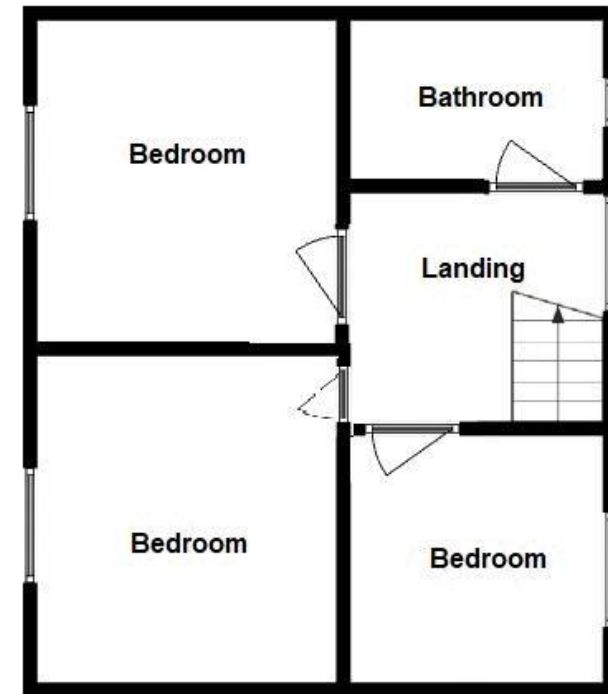
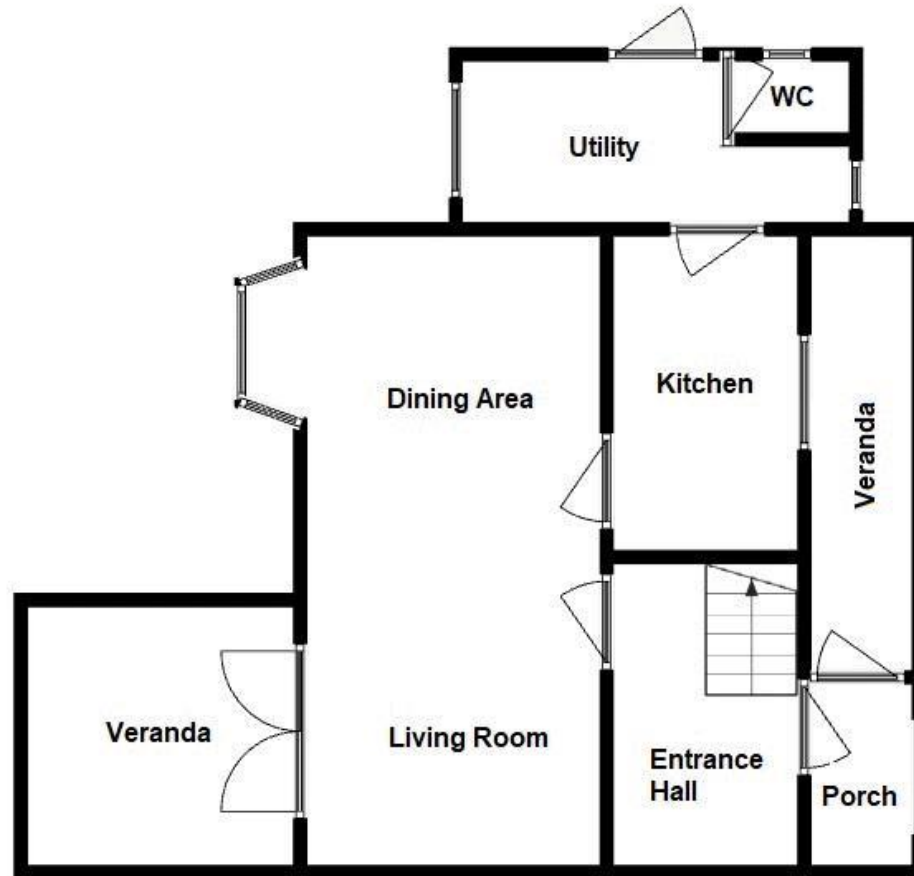
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	25 F	
1-20	G		

Directions

From the A303, take the 2nd exit at the Hayes End roundabout on to Harp Road. Take the first left here and follow the road in to Over Stratton. The property is situated on the left hand side 3/4 of the way down the road

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.



This floor plan is only for illustrative purposes 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 purchaser.



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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.