



FOR SALE



Full video walk - through

The Cottage, Silver Street, Kingsbury Episcopi, TA12 6AX
Offers in Excess of £250,000



ORCHARDS
ESTATES

A charming and well-maintained double fronted semi-detached character cottage located in the desirable village of Kingsbury Episcopi. The property is being offered for sale with no onward chain. The interior of the cottage is nicely presented and features spacious living spaces. The lounge and dining area are combined, creating an open and inviting space. The presence of an open fire adds to the cozy and warm atmosphere of the room. The cottage also boasts a modern fitted kitchen with a breakfast area, providing a comfortable space for cooking and dining. Additionally, there is a convenient downstairs office or craft room, offering versatility and functionality for various needs. Moving upstairs, you'll find two double bedrooms that provide comfortable living quarters. There is also a shower room on this floor, offering convenience and practicality. Outside, at the rear of the property, there is a private enclosed garden. This outdoor space offers a secluded area for relaxation and leisure activities. The presence of gated access to the side ensures a level of privacy and security. Overall, this property offers a blend of character, modern amenities, and functional spaces, making it an appealing option for potential buyers seeking a comfortable and well-located home in Kingsbury Episcopi.



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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.

Lounge/Diner 20' 1" x 10' 0" (6.129m x 3.056m)
Double glazed door to front, two front aspect double glazed windows, one side aspect double glazed window, storage cupboard, feature open fireplace, wooden beams and electric heater.

Kitchen/Breakfast Room 11' 9" x 10' 9" (3.582m x 3.288m)

One side aspect and one rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over and splash back, one and half bowl sink, electric hob with extractor over, electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, laminate flooring and double glazed door to side.

Inner Hall

Stairs to first floor, wooden beams, under stairs storage, laminate flooring and electric heater.

Office/Craft Room 9' 1" x ' ' (2.775m x m)

Storage cupboard with shelving, electric heater and french doors to lean-to.

Lean To 6' 11" x 5' 8" (2.115m x 1.715m)

Double glazed door to rear garden.

Stairs and Landing

Side aspect double glazed window, laid to carpet, airing cupboard housing hot water tank and access to loft.

Bedroom One 11' 9" x 10' 0" (3.582m x 3.041m)

Front aspect double glazed window, laid to carpet and electric heater.

Bedroom Two 12' 0" x 9' 10" (3.665m x 2.995m)

Front aspect double glazed window, built in wardrobe and laid to carpet.

Shower Room 6' 10" x 6' 6" (2.071m x 1.982m)

Rear aspect Velux type window, double shower cubicle with electric shower, wash hand basin with vanity unit and tiled splash back and vinyl flooring.

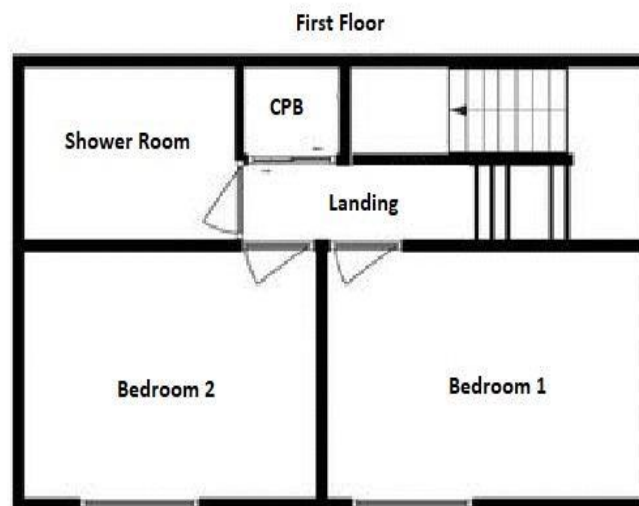
Rear Garden

Steps from the lean to lead up to a pretty walled garden laid mainly to lawn with planted borders and a brick store. There is also gated access to the side lading to the front of the property.



Directions

From the recently renovated and re-opened Wyndham Arms in the heart of the village of Kingsbury Episcopi on your left on Folly Road, drive towards the Methodist Church. Turn left into Silver Street and the property will be on your left hand side and clearly identifiable with the attractive Orchards Estates FOR SALE Sign.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		62 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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