




FOR SALE

 **Full video walk - through**

Chiselborough, TA14 6TL

£325,000



ORCHARDS
ESTATES

This delightful character cottage has been sympathetically renovated by the current owner and is nestled in a quiet location in the highly sought after pretty village of Chiselborough. The beautifully presented accommodation comprises recently fitted kitchen, generous dining room/play room, living room with log burner and useful downstairs shower room. Upstairs are two double bedrooms and the family bathroom. The rear garden comprises a paved area with summerhouse. Finished to a high standard and in a ready to move in condition, this property is offered with no chain and a definite must view to fully appreciate all that is on offer in this wonderful location.



£325,000



LOCATION

The property is situated in the pretty village of Chiselborough 'village in the valley' which consists mainly of period stone houses. The village has its own church and public house. Local amenities can be found at nearby Norton-sub-Hamdon, Stoke-sub-Hamdon or Crewkerne which also has a mainline station to London (Waterloo). Yeovil and Taunton are the commercial centres for the area with excellent shopping and leisure facilities. The A303 trunk road provides access to the M5 and via the M3 to London. The area is also well served by independent schools at Perrott Hill, Sherborne, Millfield, Hazlegrove, Port Regis and Leweston. Sporting facilities include horse racing at Wincanton, Exeter and Taunton, golf at Sherborne, Bridport and Windwhistle. Local shoots and hunting. Coarse fishing and water sports on the Dorset coastline.

Entrance Hall

Door to front, Amtico style flooring (Novocor), doors to kitchen and living room.

Kitchen - 21' 7" x 7' 7" (6.589m x 2.312m)

Newly fitted kitchen with solid oak carcass wall and base units, Belfast sink, Minerva worktop, induction hob, electric oven and cooker hood, tiled splashbacks and integrated dishwasher. There is space and power for fridge/freezer, tumble dryer and washing machine. There is a wifi controlled, electric plug-in heater. Within the windowsill of the double glazed front aspect window is a bespoke hand-crafted mini wine cellar. Flooring is Novotec Amtico style covering.

Dining Room/Play Room - 22' 2" x 9' 3" (6.754m x 2.814m)

Two rear aspect double-glazed windows accompany the single glazed patio door to the rear. There are two electric, plug-in, wifi controlled heaters, three wall lights and laid to carpet.

Living Room - 13' 4" x 9' 8" (4.064m x 2.949m)

Front aspect double glazed window, log burner, wifi-controlled electric plug-in heater and laid to carpet.

Shower Room - 6' 5" x 4' 11" (1.944m x 1.495m)

Newly fitted downstairs cloakroom contains WC, shower cubicle with thermostatic shower, double glazed window to the rear/side, wash hand basin, extractor fan and electric heater with incorporated heated towel rail.

Landing

Doors to:

Bedroom One - 13' 7" x 9' 6" (4.144m x 2.900m)

Front and rear aspect double glazed windows and electric wifi-controlled plug-in heater.

Bedroom Two - 10' 0" x 8' 5" (3.055m x 2.555m)

Front aspect double glazed window, electric plug-in wifi-controlled heater, electric pressure boiler housed in the built-in wardrobe.

Bathroom - 6' 7" x 4' 10" (2.004m x 1.461m)

Newly fitted bathroom with shower over bath and mixer tap, rear aspect double glazed window with wash hand basin nestled in the windowsill, WC, extractor fan, electric heater with incorporated mirror and heated towel rail.

Rear Garden

The part-paved garden is on two levels. On the top level is a summer house and pond with borders which contain a mixture of plants and shrubs.



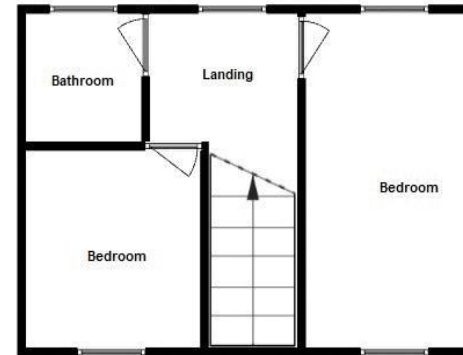
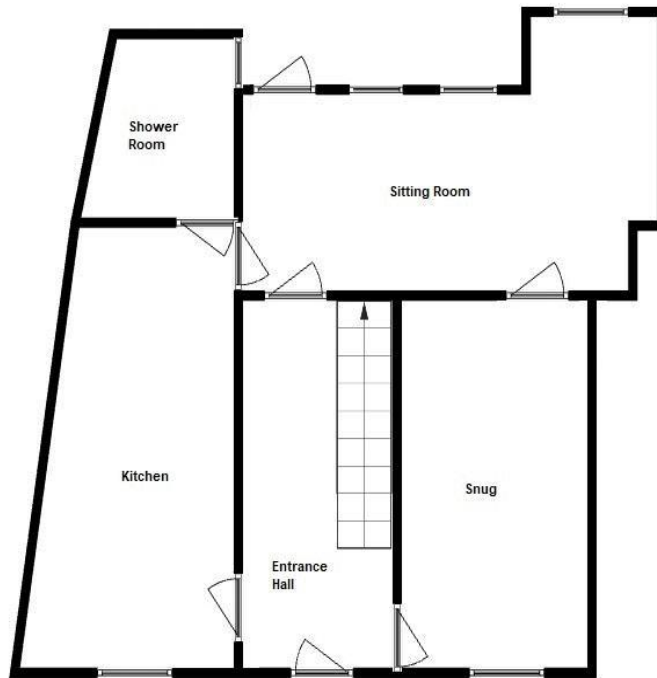
AGENTS NOTE

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.

Directions

From the Cat Head Inn in Chiselborough (on your right) follow the road round to the right from Church Lane onto East Street. Proceed along East Street past the turn for North Street and Skillgate Lane for approximately 300 metres and turn left up the hill and immediately right into Fair Place where the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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.



01460 477977 or 01935 277977



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