



FOR SALE



Full video walk - through

Kingsbury Episcopi, TA12 6AZ

£350,000



ORCHARDS
ESTATES

Delightful double fronted period property in the heart of the highly sought after village of Kingsbury Episcopi. The accommodation comprises spacious sitting room, generous kitchen/diner, utility room and garden room. Upstairs three double bedrooms and a shower room. To the rear of the property is a private enclosed garden. Boasting many original features and having undergone much improvement, an early viewing comes highly recommended.

£350,000



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.

Front Approach

An impressive house from the frontage, slightly set back from the road. You approach through the wrought iron gate with railings over the stone paved walkway through a gravel bed.

Entrance Lobby

Period style front door with letterbox set under a glazed window with the name of the house inset leading to inner door which opens to;

Hallway

Laminate flooring, stairs to first floor doors to several rooms, dado rail and wall mounted radiator.

Sitting Room

Front aspect double glazed sash window, feature fireplace with inset multi fuel burner, laminate flooring and radiator.

Kitchen

11' 10" x 11' 4" (3.60m x 3.45m)
Rear aspect double glazed uPVC window. Fitted kitchen comprising a range of base units with worktops over, Butler style sink, island unit, range style cooker, integrated appliances to include dishwasher and fridge/freezer. This opens to;

Dining Area

12' 5" x 11' 6" (3.79m x 3.51m)
Front aspect double glazed wood sash window, Victorian style feature open fireplace, laminate flooring and radiator with separate door to hallway.

Garden Room

13' 2" x 5' 8" (4.02m x 1.73m)
Rear aspect double glazed wood framed windows, double glazed door to rear, tiled flooring and storage cupboard housing a recently installed Oil Boiler.

Utility Room

10' 8" x 6' 10" (3.24m x 2.08m)
Rear aspect single glazed window opening to garden room, plumbing and space for washing machine, painted brickwork and quarry tiled flooring.

Landing Rear aspect uPVC double glazed window, storage cupboard, access to loft and radiator.

Bedroom One

14' 8" x 12' 4" (4.47m x 3.77m)
A large room with two front aspect double glazed wood sash windows, decorative feature fireplace and radiator.

Bedroom Two

12' 4" x 11' 9" (3.77m x 3.57m)
Front aspect double glazed wood sash window, decorative feature fireplace and radiator.

Bedroom Three

11' 6" x 8' 10" (3.51m x 2.68m)
Recently remodelled with a rear aspect double glazed uPVC window and radiator.

Shower Room

8' 6" x 7' 3" (2.58m x 2.22m)
Rear aspect double glazed window, shower cubicle, wash hand basin, WC and heated towel rail.

Garden

Initial patio area leading to lawned garden with planted borders, shed, water butt and recently installed oil tank.

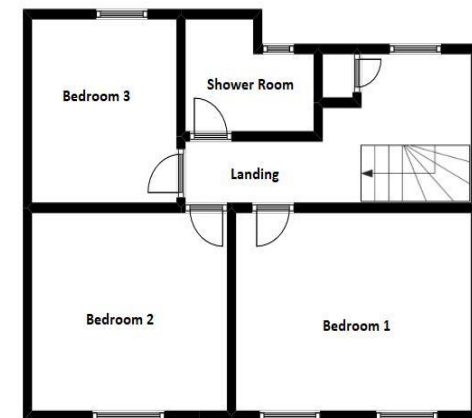
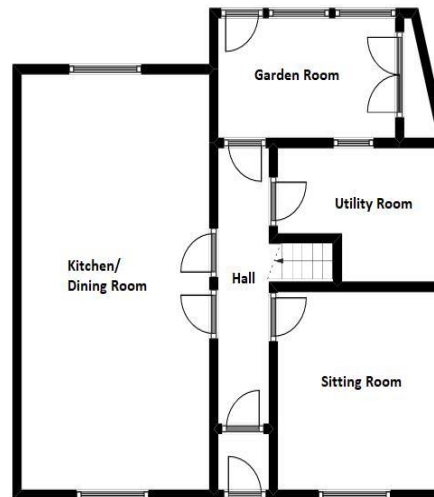


Directions

From the junction of Church Street and Thorney Road where you will be able to park, in the heart of Kingsbury Episcopi, follow the road towards the Methodist Church which should be on your right. The house will be clearly identified with an OrchardsEstates FOR SALE Sign on the front of the property.

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 | | 80 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | 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.



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