

# ABBOTT & FROST

Letting and Property Management

Estate Agents

Valuers

## Bristol Road, Edithmead

£799,950

A SUPERBLY MAINTAINED MODERN 4 BEDROOM DETACHED HOUSE, BEING SOLD ALONG WITH DETACHED 2 BEDROOM BUNGALOW, OUTBUILDINGS, STABLES, VAST VEHICULAR HARD STANDING & 2 PADDOCKS





## Southport Farm, Bristol Road, Edithmead, Somerset, TA9 4HA



## THE PROPERTY:

Entrance Porch, Spacious Hall, Shower Room, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Landing, 4 Bedrooms, Bathroom, Separate Cloakroom, Oil Fired Central Heating, Double Glazing, Burglar Alarm, 8 External Camera System, Gardens, Vast Level of Vehicular Hard Standing, Detached 2 Bedroom Bungalow, 3 Outbuildings/Garaging, Stable Block, Summerhouse with Bathroom & Shower Cubicle and 2 Paddocks (in total, just over 3 Acres).

## TO INCLUDE:

The Sale will include the fitted carpets/floor coverings, curtains, blinds & high specification light fittings.

## SITUATION:

Edithmead is a small village within 1 mile of the M5, Junction 22 interchange. Therefore, ideal for the commuter wishing to travel to the South West, Bristol, etc. Burnham-on-Sea, approximately 2 miles away, offers an excellent range of shopping, supermarkets and banking facilities. Ideal for the Speedway at the Oaktree Park Arena.

## ACCOMMODATION - MAIN RESIDENCE

### ENTRANCE PORCH: 8'1 x 5'0 (2.46m x 1.52m)

Approached via low maintenance door with inset obscure glass double glazed panes. Obscure glass side panel. Laminated flooring and double glazed window.

### 7'6 wide (2.29m wide) HALL:

Approached via low maintenance door with inset obscure glass double glazed pane with matching side panel. Radiator, doorbell and telephone point.

### SHOWER ROOM: 6'9 x 6'4 (2.06m x 1.93m)

Tiled floor and walls. Cubicle with 'Sirus' mixer. Pedestal wash hand basin h/c and low level WC. Radiator, obscure glass double glazed window, mirror-fronted cabinet with side shelves, high level lighting and ceiling spotlight.

### LOUNGE: 18'2 x 11'10 (5.54m x 3.61m)

Two radiators with double glazed windows over. Feature fireplace, hearth and mantle with recessed grate. Double glazed sliding patio door with matching static panel to the Conservatory and double doors to the:-

### DINING ROOM: 11'6 x 10'2 (3.51m x 3.10m)

Porcelain tiled floor, radiator and television point. Double glazed sliding patio door with matching static panel (installed in 2015) give access to the:-

### CONSERVATORY: 21'9 x 14'2 (6.63m x 4.32m)

Tiled floor and two radiators. The Conservatory, which gets all-day sun, has brick lower regions and double glazed windows, ceiling and single and double doors to outside. From this room, one has views of the Paddocks.

Arched opening to:-

### KITCHEN-BREAKFAST ROOM: 10'10 x 10'2 (3.30m x 3.10m)

Range of modern base and drawer units, wall cupboards - predominantly glazed-fronted, open-fronted shelving and contrasting worktops. Inset 1¼ bowl single drainer sink unit with mixer tap. Radiator and southerly facing double glazed window. Comprehensively tiled walls and porcelain tiled floor. Integrated fridge-freezer and free-standing dishwasher for which there is plumbing. Electric cooker panel with extractor hood/light over. Inset ceiling spotlights.

### UTILITY ROOM: 10'6 x 7'9 (3.20m x 2.36m)

Range of base units with contrasting worktops with inset single drainer stainless steel sink unit h/c. Further worktop with plumbing for automatic washing machine and space for tumble dryer under. Fully tiled walls and porcelain tiled floor. Radiator, telephone point and easterly facing double glazed window. Built-in cupboard housing the 'Worcester' oil fired boiler with shelving and folding door. Built-in airing cupboard with lagged hot

water cylinder and slatted shelving. Central heating programmer, high level electric meter/fuse cupboard and loft access. Low maintenance door with inset double glazed pane and adjoining double glazed side panel.

## LANDING:

Radiator, double glazed window, telephone point, built-in shelved cupboard, doorbell and loft access.

### BEDROOM 1: 13'3 x 10'3 (4.04m x 3.12m)

Radiator and dual aspect double glazed windows. Built in mirror fronted wardrobes with eye level shelving, hanging rail and storage cupboards over.

### BEDROOM 2: 10'8 x 10'4 Max (3.25m x 3.15m Max)

Radiator, double glazed window, television point and built in double wardrobe with eye level shelf and rail.

### BEDROOM 3: 10'3 x 5'11 (3.12m x 1.80m)

Radiator, double glazed window and built in double wardrobe with eye level shelf and rail.

### BEDROOM 4: 9'5 x 7'7 (2.87m x 2.31m)

Radiator with double glazed window over. Built in wardrobe with eye level shelf and hanging rail.

### BATHROOM: 8'10 x 6'6 (2.69m x 1.98m)

Tiled flooring and walls. Corner bath h&c, pedestal wash hand basin h&c and Low Level WC. Radiator and obscure glass double glazed window. Wall mirror with electric light and shaver point.

### CLOAKROOM: 6'6 x 3'11 (1.98m x 1.19m)

Low level WC and vanity unit with wash hand basin, mixer tap, splashback, wall mirror and strip light/shaver point over. Radiator and obscure glass double glazed window.



## OUTSIDE:

The property is accessed via double gates with CCTV. There is additional access via wide metal double gates or alternatively via electronically operated double gates with CCTV to a continuation of the wide driveway giving access to a large level of vehicular hard standing.

To the North of the property and, accessed via pedestrian wrought iron gates is concrete path, lawn, hedging and oil storage tank. To the southerly side of the Conservatory is a section of raised wooden decking with feature fencing erected in 2015

Very large level of hard standing for cars, caravans, motorhomes/horseboxes.

## METAL CORRUGATED STORE/GARAGING

(80' x 30' / 24.38m x 9.14m):

With 10' high x 20' wide 'Gliderol' door which incorporates single pedestrian door. Concrete base, workbench, fluorescent strip lighting and power. Some corrugated sections offer natural daylight.

## BLOCK-BUILT OUTBUILDING

(40' x 20' approx. / 12.19m x 6.10m approx.):

With power, fluorescent strip lights and rollover door. External water tap.

Further wooden double gates with matching fencing gives access to chipping area with conifer screening and access to the:-

## SUMMERHOUSE (18'6 x 12'6 / 5.64m x 3.81m):

On a concrete base with bathroom, shower cubicle and overhead storage.

## 3 STABLES

(30' x 12' with 4' front over-hang / 9.14m x 3.66m with 1.22m front over-hang):

Concrete base and water tap. Vast vehicular hard standing to the front.

## FURTHER METAL CORRUGATED STORE / GARAGING

(42' x 19' / 12.80m x 5.79m):

'Gliderol' door and pedestrian door to the side. Concrete base, fluorescent strip lights and power. Some corrugated sections offer natural daylight.

## PADDOCKS:

5-bar wooden gate and 2 metal gates give access to further Level Paddock. Both of these Paddocks are to the West of the property.

## SOUTHPORT LODGE

The Bungalow is to be found on the grounds of Southport Farm and comprises; Entrance Hall, Lounge-Kitchen, 2 Double Bedrooms & Bathroom.

This bungalow is ideal for Letting purposes having the benefit of separate access from the early section of the driveway.

## ENTRANCE HALL:

Approached via low maintenance door with inset obscure glass double glazed pane with matching rectangular pane over. Built-in cupboard with slatted shelving and housing the "Worcester" combination boiler and fuses. Tiled floor and loft access.

## LOUNGE: 15'2 x 11'4 (4.62m x 3.45m)

Radiator and dual aspect double glazed windows. Tiled floor and corner feature log effect fire. Low level divider to:-

## KITCHEN: 12'1 x 9'6 (3.68m x 2.90m)

Range of base units, glazed fronted double wall cupboard and contrasting worktops. Inset circular bowl single drainer sink unit with mixer tap. Breakfast bar, stools and radiator under. "Belling - Cook Center" range with extractor hood/light over. Dual aspect double glazed windows and low maintenance door with inset obscure glass panes with matching panel over.

## BEDROOM 1: 12'1 x 11'5 (3.68m x 3.48m)

Radiator and double glazed window.

## BEDROOM 2: 12'1 x 8'0 (3.68m x 2.44m)

Radiator and double glazed window.

## BATHROOM: 6'7 x 5'10 (2.01m x 1.78m)

Tiled floor and part tiled walls. White suite comprising panelled bath h&c, pedestal wash hand basin h&c and low level WC. Heated towel rack and obscure glass double glazed window. Shelf and towel holder.

## OUTSIDE:

Decorative wrought iron double gates give access to large level of gravel hard standing to the front and side of Southport Lodge.

## ENERGY PERFORMANCE RATING:

Awaited

## TENURE:

Freehold.

Vacant possession upon completion.

## SERVICES:

Mains Electricity and Water are connected. Septic Tank Drainage. Oil Fired Central Heating.

## OUTGOINGS:

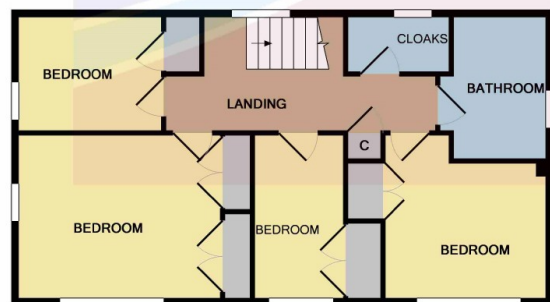
Sedgemoor District Council, Tax Band: E  
£1,918.68 - for 2017/18

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GROUND FLOOR



1ST FLOOR

## SOUTHPORT FARM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SOUTHPORT LODGE

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

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