



FOR SALE

Over Stratton, TA13 5LD

£260,000



ORCHARDS
ESTATES

Semi-detached timber framed home situated in the picturesque village of Over Stratton. The property briefly offers two reception rooms, kitchen, a large utility area with additional dining area and WC. Upstairs are 3 bedrooms along with the bathroom and there is access to the loft with lots of storage space. The driveway to the front offers space for several vehicles and there is gated side access to the rear garden which is very mature and offers a range of segregated seating areas as well as a high level of privacy along with useful features such as a large greenhouse, polytunnel and large timber shed/workshop. A viewing is highly recommended and we would be more than happy to arrange this for you and show you around as we can answer any questions you may have on the property.

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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.

Approach

Set back from a quiet road over a private driveway the property is distinct in that the finish is of a cladding style, more in keeping with a North American or Northern European 'scandia' style. There is parking for several vehicles and side access to the rear garden. The footpath to the front provides shared access to the neighbouring property front door.

Ground Floor

With a spacious entrance hallway and stairs to the first floor, the first room you come to is currently dressed as a dining room with a set of double glazed French doors providing access to the garden. Further on then is the sitting room with a feature fireplace, deep alcoves and a Southerly aspect bay style window with a nice view to the garden. Further through the hallway is access to a well stocked kitchen which in turn opens to the spacious utility space with additional storage and then rear door with side door to the downstairs cloakroom.

First Floor

Offering a nice aspect with a large front window providing lots of natural light this floor offers us 3 bedrooms, 2 of which have built in storage, the bathroom and there is loft access to a well insulated attic space with flooring and light.

Garden

The rear garden is very mature and has been designed to be easily maintained with separate seating areas throughout and a wide range of mature shrubbery and small trees. A large timber shed provides a great base for keeping tools and a workshop operational. There is a sizeable green house and even a polytunnel.

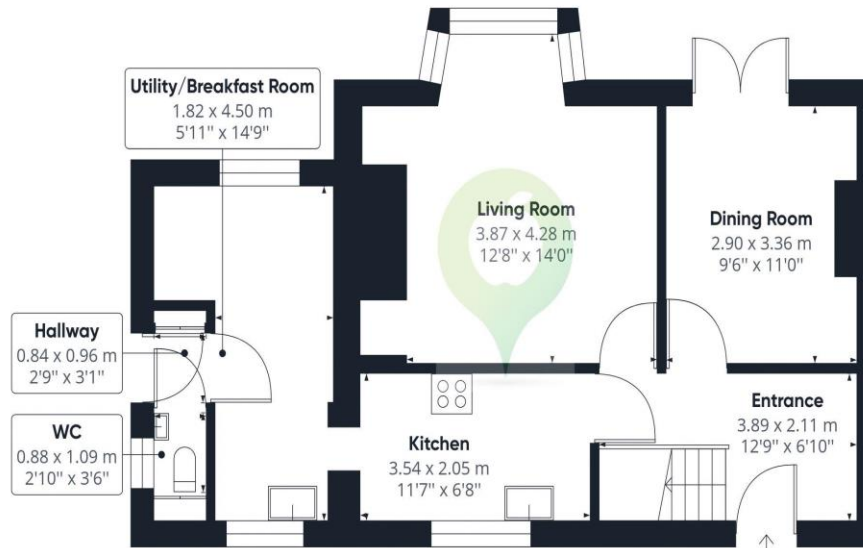
Additional Information

As a timber-framed house, this means there are limited mortgage options. The current owner, a former international financial advisor has kept a small active mortgage with Halifax and has also advised that mortgage options are available through Santander and Ecology (at the time of going to market). The vendor has obtained from Cedral (the leading manufacturer of fibre cement cladding) a quotation for one of its "Select Professional Installers" to upgrade the cladding in case you should feel the need to upgrade the cladding this was an estimate up to £21,186 incl. VAT.

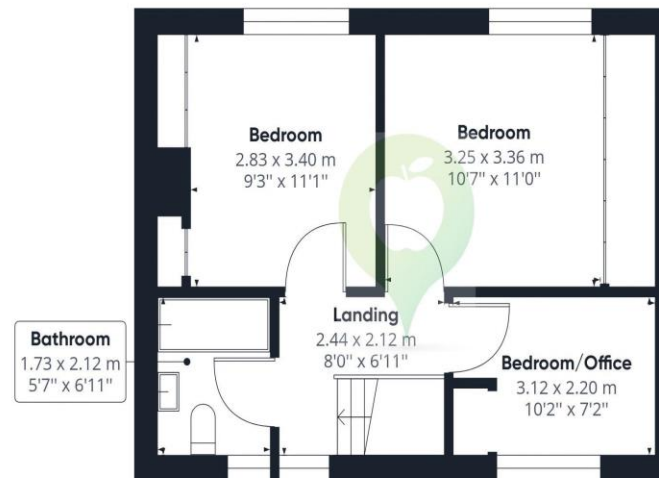


Directions

From the A303, take the exit off the Hayes End Roundabout onto Harp Road past the Esso/Asda Service Station. Follow this road a short distance and on a slight left hand bend turn left onto Over Stratton Road and then on into the heart of the village. After you have passed New Farm Restaurant and then the Royal Oak the road winds through the village until you come to a sharp right hand bend and South Harp Road. Take the left here and the property will be directly in front of you, easily identifiable with the eye-catching Orchards Estates FOR SALE Swing Board. One of our experienced colleagues will be there to greet you and show you around, answering any questions you may have during your visit.



Floor 1



Floor 2



Approximate total area⁽¹⁾

91.91 m²
989.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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