



FOR SALE

Romach, Church Street, Podimore, BA22 8JH

£365,000



ORCHARDS
ESTATES

A marvellous opportunity to purchase a spacious family home in Podimore.

Benefitting from off road parking and a garage, as well as a front and rear garden, the house enjoys three bedrooms, family bathroom, kitchen, sitting and dining room.

There is a further downstairs reception room with an en suite wet room which could serve very well as a downstairs bedroom or downstairs accommodation for a visitor.

To the rear of the house is a large conservatory with power which looks out into the rear garden.

£365,000



LOCATION

Podimore is a small Somerset village with a church and village pub. The village is situated within 1 mile of the A303 linking central London and the Southwest; the M5 can be joined at junction 23 or 25. The nearby village of Ilchester is locate about 2.5 miles away where a further selection of shops, pubs, restaurants, school and a garage can be found. A more comprehensive range of amenities can be found in Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton.

Approach and front garden

A generous drive, offering parking for a few vehicles. There is a single garage and a front garden, along with side access to the rear garden. The house is set back from the road.

Ground Floor

Entrance hall leading through to the kitchen, as well as sitting and dining room. Both have access to the conservatory and the additional downstairs reception room. This room could also be used as an additional bedroom, as it has an ensuite wet room.

First Floor

Three bedrooms (two generous doubles and a single) all with built in wardrobes. There is a modern family bathroom, with shower over the bath. On the landing there is loft access and a useful airing cupboard.

Rear Garden

Accessed via the conservatory and along the side of the house, the garden is fully developed with mature shrubs and plants. There is also a home office with power and lighting.

Material Information

- Semi-detached property built in 1972.
- Mains - Electric, Water and Drainage
- Oil Central Heating
- Open Fire - Chimney last swept in 2023
- Immersion Boiler - Installed in 2018. We are reliably informed by the vendor that it is regularly serviced
- Double Glazing - Installed 2017
- Loft - With ladder, partially boarded with lighting
- Single Garage and off-road parking for multiple vehicles
- Broadband - Ultra Fast 1000Mbps
- Flood Zone – Please refer to the council or refer to flood searches during conveyancing



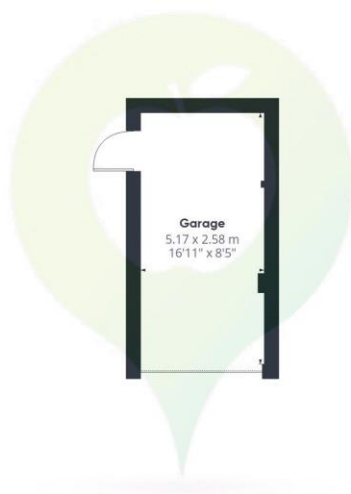
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

119.8 m²

1289 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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.