



Burtle Road, Burtle

£429,950

A DETACHED 4 BEDROOM HOUSE STANDING IN A RURAL LOCATION IN A FAVOURED SOMERSET VILLAGE



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TO VIEW:

Apply to the Vendor's Sole Agents: A&F Property

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THE PROPERTY:

Entrance Porch, Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room, Landing, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Family Bathroom, Oil-Fired Central Heating, Double Glazing, Front Garden, Parking and Garage and Southerly Facing Rear Vegetable Garden and Fruit Trees.

SITUATION:

Standing in the sought-after village of Burtle, which is located approximately halfway between Burnham-on-Sea and Glastonbury. There are various facilities

within the village with further facilities available in the surrounding larger towns of Burnham-on-Sea, Highbridge, Glastonbury, Street and Bridgwater. The property benefits from rural views across open farmland to the Polden Hills from the rear of the house, which benefits from a southerly facing aspect. Access to the M5 Junction 23 for Glastonbury/

CONSTRUCTION:

Built in the 1990s by a well-known local Builder to NHBC standards of brick and block cavity walls and having a tiled, felted and insulated roof. The house benefits from double glazing and oil-fired central heating.

ACCOMMODATION

ENTRANCE PORCH:

Double glazed entrance door and double glazed window.

HALL:

Door with stained glass features, radiator and coved ceiling.

CLOAKROOM:

White suite comprising low level WC,

hand wash basin with tiled splash back, radiator, tiled floor, double glazed window and extractor fan.

LOUNGE: 6.42m x 3.65m (21'1" x 12'0")

Stone fireplace and log burner. Two radiators, two double glazed windows, coved ceiling and French doors to the rear Garden.

DINING ROOM: 3.38m x 3.28m (11'1" x 10'9")

Radiator, double glazed window and coved ceiling.

KITCHEN: 4.73m x 2.86m (max) (15'6" x 9'5" (max))

1½ bowl single drainer sink unit with mixer tap. Range of base, wall and drawer units with roll top working surfaces. Electric cooker point and overhead cooker hood. Part tiled walls, tiled floor, double glazed window and fluorescent strip light.

UTILITY ROOM: 2.86m x 1.56m (9'5" x 5'1")

1½ bowl single drainer sink unit with

mixer tap and roll top working surfaces. Plumbing for dishwasher and automatic washing machine. Tiled floor, two double glazed windows, 'Worcester' oil-fired boiler providing domestic hot water and central heating and double glazed door to the Rear Garden.

Stairs from the Hall to:-

LANDING

MASTER BEDROOM: 4.27m x 3.07m (14'0" x 10'1")

Double glazed window, radiator and built-in double wardrobe.

EN-SUITE SHOWER ROOM:

White suite comprising cubicle with 'Mira' shower unit. Pedestal hand wash basin, low level WC. Part tiled walls, tiled floor, radiator, two double glazed windows, extractor fan and airing cupboard housing the insulated copper hot water tank fitted with an electric immersion heater.

BEDROOM: 3.66m x 3.44m (12'0" x 11'3")

(L-shaped)

Double glazed window and radiator.

BEDROOM: 3.51m x 2.90m (11'6" x 9'6")

Two double glazed windows, radiator and built-in double wardrobe.

BEDROOM: 2.90m x 2.37m (9'6" x 7'9")

Double glazed window and radiator.

BATHROOM:

White suite comprising panelled bath. Vanity unit with inset hand wash basin. Low level WC, radiator, tiled floor, double glazed window and extractor fan.

OUTSIDE:

Brick wall and 5-bar gate to the front boundary and leading to the gravelled parking area, providing parking for several cars. Flower beds and outside water tap.

GARAGE: 4.93m x 2.02m (16'2" x 6'8")

Up-and-over door with electric light and power, rear personal door and concrete base.

Side pedestrian access to the southerly facing Rear Garden which benefits from views across open farmland. The Rear Garden has been cultivated as vegetable garden together with various fruit trees.

ENERGY PERFORMANCE RATING:
D58

SERVICES:

Mains Electricity, Water are connected. Drainage by way of septic tank.

TENURE:

Freehold
Vacant Possession on Completion.

OUTGOINGS:

Sedgmoor District Council, Tax Band: E
£2,199.12 for 2020/21

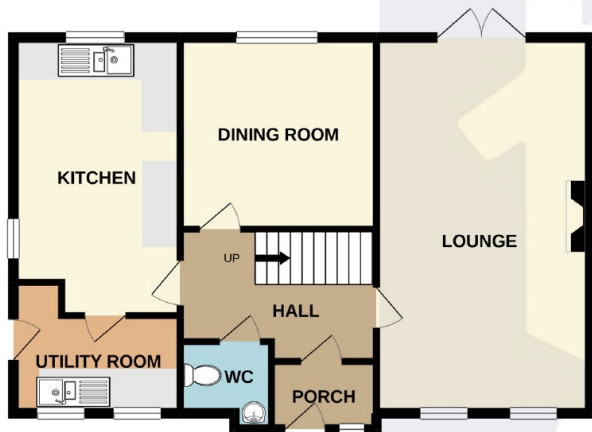
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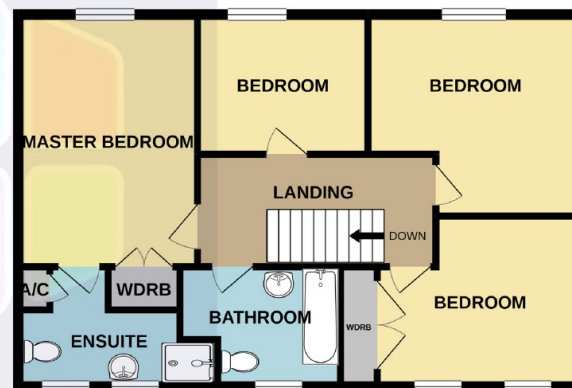
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	73
	EU Directive 2002/91/EC 	

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