



Aviemore

Keens Lane, Othery, TA7 0PU

George James PROPERTIES

EST. 2014

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Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A detached three bedroom chalet bungalow occupying a very pleasant, secluded and elevated position along this quiet no through lane. The property has undergone a complete renovation by the current owner including reconfiguration of living space and conversion of the attic to create two, large, bright bedrooms and shower room. The renovation has been extensive, this is essentially a new property ready to move into with all new double glazing, new appliances and quality bathrooms and fitted kitchen with oak work surfaces. The spacious living accommodation also includes a good size sitting room with large picture window overlooking the rear garden. The spacious newly fitted kitchen can accommodate a dining table, adjoining the kitchen is a good size utility. The accommodation is quite versatile with ground floor bedroom with large bathroom ideal as a master suite, alternatively there is first floor principal bedroom and en-suite, the large second bedroom could also make a fabulous home office or work room. Outside there are attractive private gardens, parking and garage. No onward chain.

Agents Note

The property has planning permission to extend to the front creating a fourth bedroom on the ground floor. Further details are available if required.

Amenities

Othery benefits from local amenities including a primary school and popular, active community hall with many local activities. Further amenities are available in Langport approximately 5 miles away with the county town of Taunton approximately twelve miles and Bridgwater approximately eight miles. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Services

Mains water, electricity and drainage are all connected. Oil fired central heating to radiators. Council tax band D.

Entrance Hall 23' 8" x 7' 11" (7.22m x 2.41m)

This spacious entrance hall flows from the front of the property to the rear with glazed doors and windows. A staircase leads to the first floor with understairs storage cupboard. Radiator.

Cloakroom 7' 10" x 4' 3" (2.40m x 1.30m)

With window to the front. Door leads to the boiler cupboard housing the oil fired boiler.



Sitting Room 20' 1" x 12' 11" (6.12m x 3.94m)

With large picture window overlooking the rear garden and window to the side. Two radiators and beamed recessed fireplace with slate hearth.

Kitchen/Breakfast Room 17' 1" x 12' 11" (5.21m x 3.94m)

With windows to front and side. This newly fitted kitchen includes base and wall units, ceramic sink unit and solid oak worksurfaces over. Built in newly fitted appliances including dishwasher, fridge, electric oven and induction hob with extractor hood over. Built in pantry cupboard and radiator.

Utility Room 8' 6" x 7' 4" (2.60m x 2.23m)

With window to the front, built in storage cupboards, sink unit and plumbing for washing machine and space for tumble dryer. Space for fridge freezer.

Ground Floor Bedroom 12' 10" x 12' 2" (3.92m x 3.71m)

With window to the rear and radiator.

Bathroom 11' 3" x 8' 0" (3.44m x 2.44m)

With window to the side. This good size bathroom has been luxuriously fitted with panelled bath, WC, twin wash hand basin with large mirror over. There is a large shower cubicle with rain head and additional hand held unit. Heated ladder towel rail, built in storage cupboard and tiled floor.

Landing

With Velux roof window to the front and large storage cupboard.

Principal Bedroom 16' 9" x 13' 10" (5.10m x 4.21m)

This lovely bright room has a high vaulted ceiling and large Velux window to the rear with private views. Radiator and eave storage cupboards.

En-Suite Shower Room 10' 2" x 5' 0" (3.1m x 1.52m)

With window to the side, heated ladder towel rail, low level WC, wash hand basin and shower cubicle with mains shower. Large storage cabinet.

Bedroom 16' 9" x 11' 4" (5.10m x 3.45m)

With large Velux window to the rear and window to the side making this room light and bright. Vaulted ceiling and radiator, eave storage cupboards. Large walk in wardrobe with light.

Outside

Vehicular driveway leads to a parking and turning area. The front garden is laid to lawn with flower and shrub beds. There is a side garden with lawned area, path and gate leads to the rear garden.

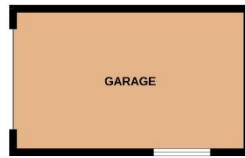
Garage 17' 2" x 11' 0" (5.24m x 3.35m)

With electric up and over garage door. Power and light connected. Window to the side.

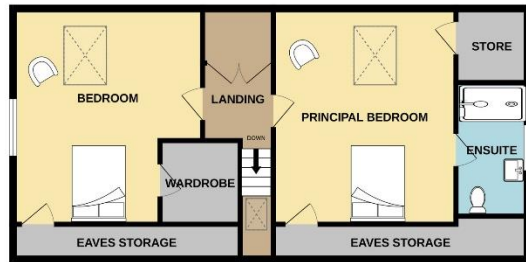
The rear garden is south west facing and is totally private and not overlooked. There is lawned garden with well stocked flower and shrub beds. The garden is enclosed by block and stone walls with pond and block garden shed.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.

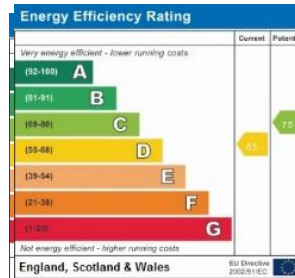


1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 2038 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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