



## Orchard View

Crouds Lane, Long Sutton, TA10 9NR

George James PROPERTIES  
EST. 2014

# Orchard View

Crouds Lane, Long Sutton, TA10 9NR

Guide Price - £342,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A detached bungalow with garage and gardens situated in a quiet position within this sought after village. The bungalow requires some general updating, alternatively the property offers an interesting development opportunity to replace the existing building to create a spacious four bedroom house. Full approval has been granted for the project and further information and plans can be viewed on the Somerset Council planning website. Alternatively an application for prior approval has been approved for the dwelling to be extended with the addition of of first floor. Planning application number 21/02326/P1AAPA

## Planning

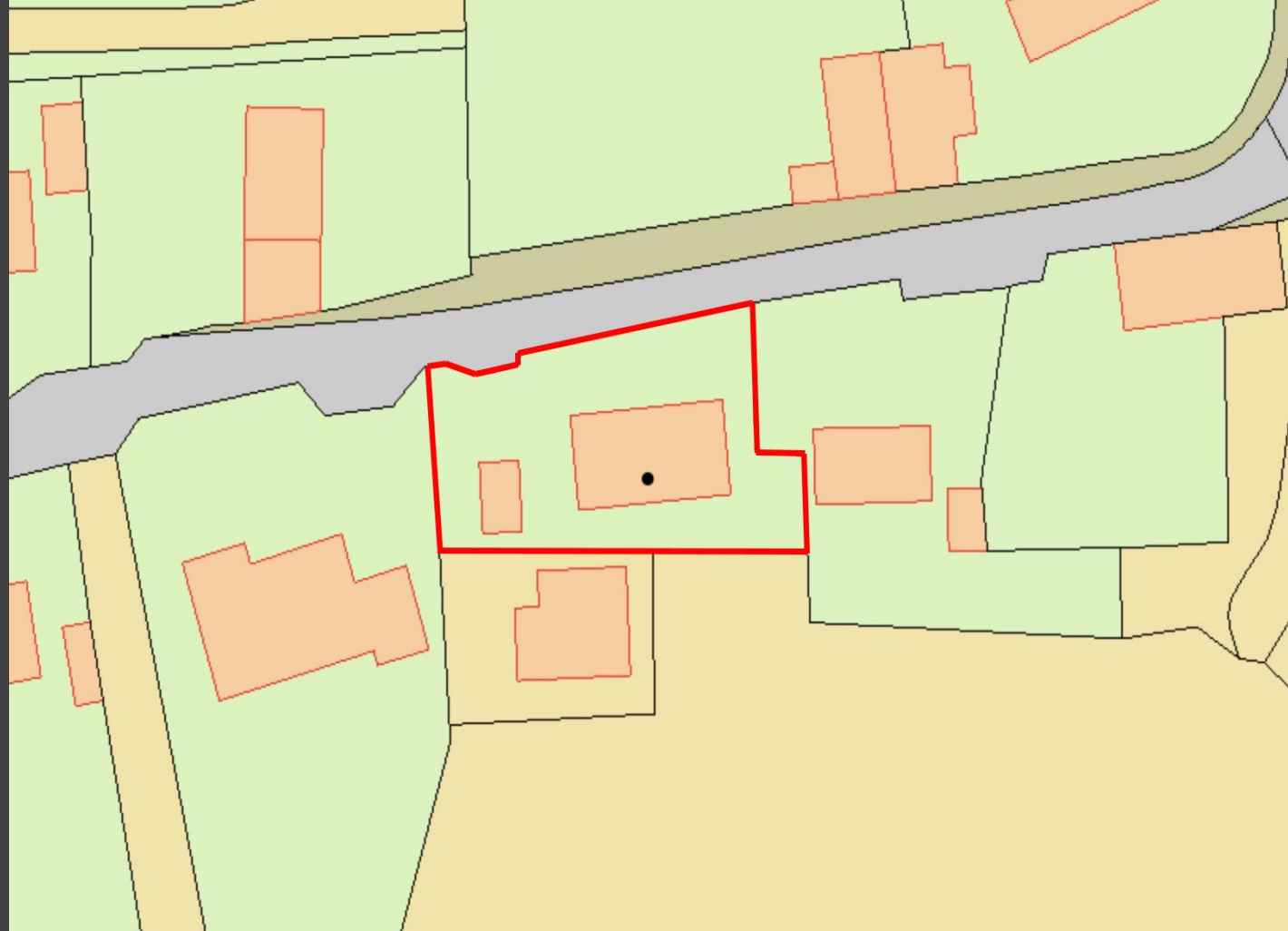
Planning permission has been approved to replace the existing bungalow and build a detached four bedroom house. Planning application number 23/00983/FUL There is also an application for prior approval of a proposed enlargement of a dwelling house by construction of additional storeys. Planning application number 21/02326/P1AAPA

## Services

Mains water, electricity and drainage are connected. Electric air source heat pump provides hot water and central heating. Council tax band D. The property has solar panels (Photovoltaic - PV) which have been fitted and are part of the Government's Feed in Tariff scheme, providing great savings on the energy costs and generating substantial income from your electrical energy supplier. There is also a roof mounted solar water heating system.

## Amenities

Long Sutton is a popular South Somerset village, which lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distant). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a general store with Post Office, and a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils.



### Entrance Porch

Glazed entrance door leads to the porch with further door to the entrance hall.

### Entrance Hall

With built in cloaks cupboard, radiator, airing cupboard with hot water cylinder. Access to the loft space.

### Sitting Room 21' 11" x 12' 0" (6.67m x 3.65m)

With windows to the front and rear, radiator and open fireplace.

### Kitchen 10' 10" x 8' 8" (3.31m x 2.63m)

With window and door to the rear. Base and wall mounted units, double drainer sink unit, space for washing machine, cooker and fridge freezer.

### Conservatory 9' 10" x 6' 0" (3.00m x 1.84m)

A wooden single glazed conservatory with door to the garden.

### Bedroom 1 13' 7" x 9' 6" (4.13m x 2.90m)

With window to the front and radiator.

### Bedroom 2 11' 10" x 10' 1" (3.61m x 3.08m)

With window to the rear and radiator.

### Bedroom 3 9' 10" x 7' 3" (3.00m x 2.20m)

With window to the front and radiator. Built in wardrobe.

### Shower Room

With window to the rear, wash hand basin, shower cubicle with electric shower and bidet. Radiator.

### WC

With window to the rear, radiator, wash hand basin and low level WC.

### Outside

The property is approached via a vehicular drive with off road parking and access to the garage. A pedestrian gate and path leads to the front door. The front garden is mainly laid to lawn with flower and shrub borders. The lawned gardens continue to the side and rear of the property.

### Garage

A detached single garage with up and over garage door and window to the rear.





TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79



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