



Jacobs Ladder

Queen Street, Keinton Mandeville, TA11 6EG

George James PROPERTIES

EST. 2014

Jacobs Ladder

Queen Street, Keinton Mandeville, TA11 6EG

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Jacobs Ladder is a well proportioned detached family house situated within this popular village. The property requires some general updating but provides comfortable accommodation including a large sitting room, separate dining room, kitchen/breakfast room and WC, to the first floor there are four bedrooms and bathroom. Outside there are gardens to the front and rear with driveway and single garage.

Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit www.keintonmandeville.com for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band E

Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator and understairs storage cupboard.

WC

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

Kitchen/Breakfast Room

15' 7" x 10' 11" (4.76m x 3.34m)
With window to the front and side, door to the garden. Range of base and wall mounted kitchen units with work surfaces over. Single drainer sink unit with mixer tap. Space for washing machine, fridge and cooker.

Dining Room

15' 7" x 9' 9" (4.76m x 2.97m)
With window to the rear and radiator.

Sitting Room

21' 11" x 13' 2" (6.67m x 4.02m)
With window to the front and patio doors to the rear garden. Two radiators. Stone fireplace housing gas fired flame effect fire.



Landing

With window to the front. Access to the attic and built in cupboard housing gas fired boiler providing hot water and central heating.

Bedroom 1 15' 9" x 12' 10" (4.80m x 3.90m)

With window to the rear and radiator. Built in mirror fronted wardrobes.

Bedroom 2 12' 10" x 11' 0" (3.90m x 3.35m)

With window to the rear and radiator.

Bedroom 3 10' 2" x 10' 0" (3.09m x 3.04m)

With window to the rear and radiator.

Bedroom 4 9' 10" x 7' 10" (3.00m x 2.40m)

With window to the front and radiator.

Bathroom 8' 10" x 7' 8" (2.70m x 2.34m)

With window to the front, low level WC, bidet and wash hand basin. Corner bath and built in shower cubicle with electric shower. Radiator.

Outside

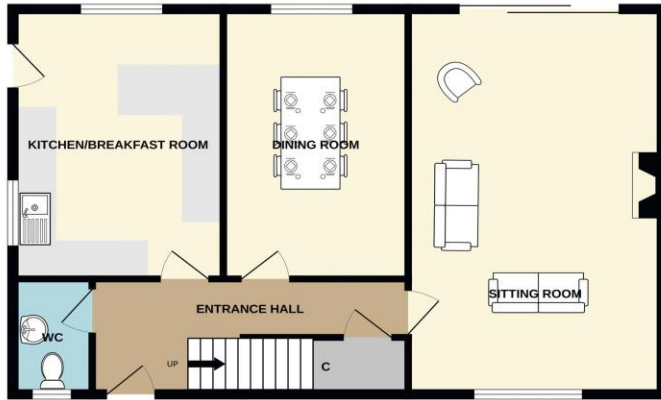
A vehicular entrance with driveway to the side of the house leading to the single garage. The front garden is enclosed by natural stone boundary wall with path to the front door. To the rear of the house the garden is laid to lawn with patio area and greenhouse.



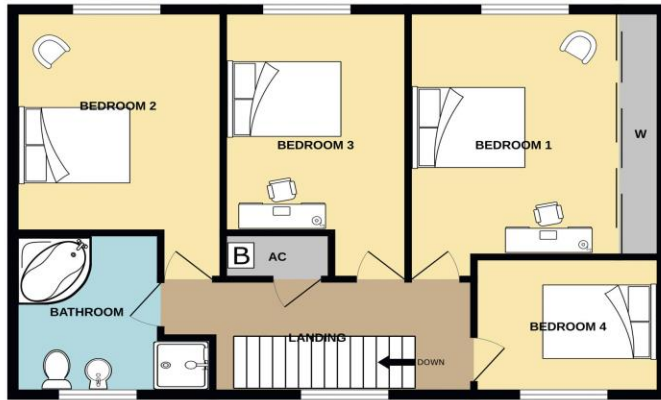
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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