



4 Chapel Farm  
Pitney, TA10 9AE

George James PROPERTIES  
EST. 2014

# 4 Chapel Farm

Pitney, TA10 9AE

Guide Price - £375,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Located in the sought after village of Pitney is this brand new three bedroom semi-detached home built to a high specification. Accommodation includes a spacious kitchen/diner with built in appliances, lounge to the rear with double doors leading to the garden, master bedroom with ensuite shower room, downstairs cloakroom and a large single garage to the rear with parking.

## Services

Mains water, electricity and drainage are all connected. An energy efficient air source heat pump provides hot water and underfloor heating to the ground floor and radiators to the first floor.

## Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

## Entrance Hall

Front door with glazed panel to the side, stairs to first floor landing with under stairs storage cupboard, further cupboard housing hot water tank and heating controls.

## Kitchen/Diner 20' 7" x 9' 5" (6.27m x 2.86m)

With windows to front, rear and side. A range of wall and base storage units with roll-top worksurfaces, a stainless steel one and a half bowl sink, four ring electric hob with extractor over, a built in double fan assisted oven, dishwasher, fridge and freezer. Space and plumbing for a washing machine.

## Sitting Room 18' 0" x 11' 4" (5.49m x 3.45m)

Underfloor Heating, Patios doors to rear garden

## Cloakroom

With window to front, a white suite comprising a WC and wash hand basin with splash back. A wall mounted heated towel rail, extractor fan.



### First Floor Landing

Doors to all three bedrooms and family bathroom, airing cupboard with a radiator and shelving, radiator.

### Bedroom 1 12' 11" x 11' 3" (3.94m x 3.44m)

With window to rear, built in storage cupboard, radiator.

### En-suite

A white suite comprising a large glazed shower cubicle with rain forest shower head, a wash hand basin with splash backs and WC. A wall mounted mirror with lighting, heated towel rail and extractor fan.

### Bedroom 2 13' 2" x 9' 7" (4.01m x 2.91m)

With window to front, radiator.

### Bedroom 3 8' 11" x 11' 3" (2.72m x 3.44m)

With floor to ceiling windows to front, radiator.

### Bathroom

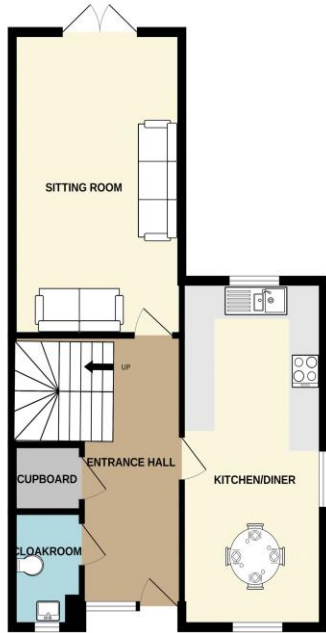
With window to rear, a white suite comprising a panel enclosed bath with a single mixer tap and wall mounted shower and screen, a wash hand basin with splashback and WC. A wall mounted mirror with lighting, heated towel rail and extractor fan.

### Outside

To the front is a low maintenance garden predominantly laid to ornamental gravel enclosed by stone walling with a wrought iron gate providing access. Indian sandstone paving provides a pathway leading to the front door where there is an external light. To the rear is a garden laid to lawn enclosed by timber fencing with a paved patio area and pathway leading to the rear access gate. Behind the garden is a parking area for two cars with access to the oversized single garage via a roll up door featuring eaves storage space and lighting.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.

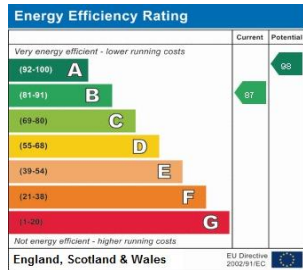


1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA - 1162 sq.ft. (108.0 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.  
Made with floorplan 12/22/4



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