



## Pea Cottage

Sinden Drive, Limington, BA22 8EQ

George James PROPERTIES  
EST. 2014

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Sinden Drive, Limington, BA22 8EQ

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Having been extended and renovated throughout this detached character stone built cottage offers two double bedrooms, a bathroom and shower room, spacious open plan sitting/dining room with log burner and a fitted kitchen with built in appliances. Externally there is driveway and parking for three vehicles with a detached single garage and a low maintenance non-overlooked garden to the rear.

## Amenities

The property is situated within the village of Limington which has a parish church and a very popular public house. The popular village of Ilchester is approximately 1.5 miles away and offers a full range of amenities including a petrol station, post office, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south, including a golf course and a main line rail connection (London Waterloo) from Yeovil Junction. There are also excellent road links including the A303, that can easily be reached via Ilchester.

## Services

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

## Sitting/dining room 17' 5" x 22' 2" (5.30m x 6.75m)

With two bay windows to the front, log burner and hearth, stairs to first floor landing with under stairs storage cupboard, opening to inner hall, door to kitchen, radiator.

## Kitchen 11' 3" x 9' 0" (3.42m x 2.74m)

With window to side and glazed door to the rear, the kitchen comprises a range of wall and floor mounted storage units with roll-top worksurfaces. One and a half bowl stainless steel sink with a single mixer tap and drainer unit, four ring electric hob with extractor fan above and fan assisted oven below. Integral appliances include a fridge, freezer, dishwasher, washing machine and tumble dryer. Radiator.



### Inner hall

Storage shelf and doors to bedroom 2 and shower room.

### Bedroom 2 11' 2" x 9' 0" (3.41m x 2.75m)

With window to rear and radiator.

### Shower Room 7' 9" x 7' 2" (2.36m x 2.19m)

With obscure glazed window to rear. Suite comprises a large shower cubicle with glazed sliding door and wall mounted mains shower, wash hand basin mounted on a vanity unit with storage cabinets below, WC. Wall mounted mirror with lighting, heated towel rail, extractor fan.

### First Floor Landing

Doors to bedroom 1 and bathroom, radiator.

### Bedroom 1 17' 5" x 15' 4" (5.31m x 4.68m)

With obscure glazed window to side and overhead Velux sky light, radiator.

### Bathroom 7' 1" x 9' 5" (2.16m x 2.88m)

Suite comprises a panel enclosed bath with a single mixer tap and wall mounted Mira shower, bowl wash hand basin with storage cabinets below and WC. An overhead Velux sky light, wall mounted mirror with lighting above and a heated towel rail.

### Outside

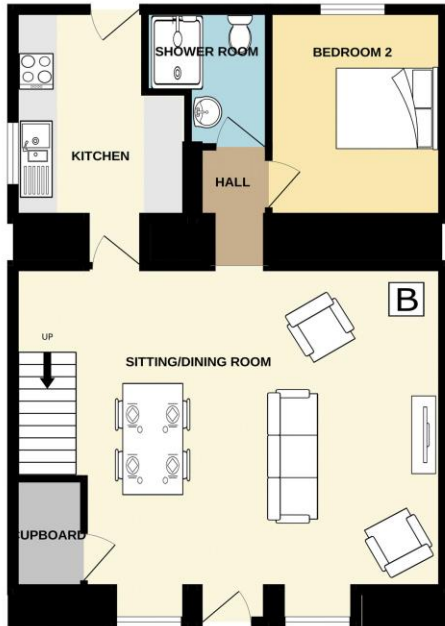
To the front is a gravelled driveway with parking for three cars and access to the garage, a timber gate providing access to the rear garden, further side access gate and external light. To the rear the garden is predominantly laid to lawn enclosed by timber fencing, paved patio area and pathways, raised planters and an external light.

### Garage

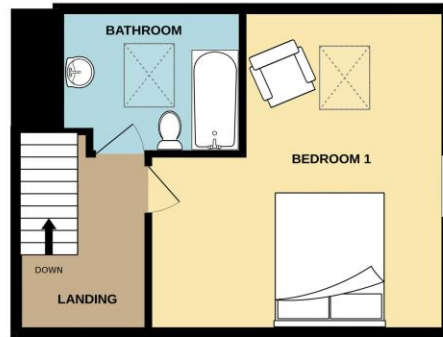
A single garage accessed from the front via an up and over door with additional side access door, lighting.



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.

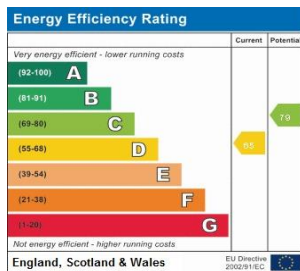


1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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