



River View

Kingsbury Episcopi, TA12 6BB

George James PROPERTIES
EST. 2014

River View

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Guide Price - £475,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

River View is a well proportioned, detached Edwardian Hamstone house situated on the edge of this popular village. The house is beautifully presented throughout with accommodation comprising sitting room with open fire, dining room with wood burning stove, study/playroom, large utility/WC and impressive triple aspect kitchen/breakfast room. To the first floor there are three double bedrooms and large luxury family bathroom. The main bedroom has an en-suite shower room. Outside the house enjoys private part walled gardens to the rear with garage and off road parking.

Amenities

Kingsbury Episcopi was once crowned 'Somerset Village of the Year' and offers a range of local facilities including a community shop with cafe, public house, recreation ground, primary school in nearby Stembridge and two churches. Further everyday amenities can be found in the nearby village of Martock including a selection of shops, Co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

Services

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

Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs to the first floor and radiator.

Sitting Room 14' 8" x 15' 3" (4.48m x 4.64m)

Window to the front and side with fitted louvered shutters, cast iron open fireplace and fitted shelves to the side. Radiator.

Dining Room 15' 2" x 9' 11" (4.63m x 3.02m)

Window to the front with louvered shutters, radiator and Minster stone fireplace housing cast iron wood burning stove.



Study/Playroom 12' 6" x 7' 10" (3.82m x 2.40m)

With window to the rear, flagstone floor, radiator and built in cupboard housing oil fired boiler.

Utility Room/WC 10' 4" x 8' 0" (3.16m x 2.44m)

With window to the side, flagstone floor, built in cupboards with space for washing machine and tumble dryer. Low level WC and wash hand basin, radiator and range of built in cupboards.

Kitchen/Breakfast Room 15' 10" x 13' 11" (4.83m x 4.25m)

This bright triple aspect room has a stable door to the side and French doors to the garden. Karndean wood effect flooring and range of base and wall mounted kitchen units with oak work surfaces over. One and a half bowl sink unit with mixer tap, built in dishwasher and fridge freezer. Stoves stainless steel electric range cooker with glass splashback and wall tiles. Two radiators.

Landing

With built in airing cupboard.

Bedroom 1 15' 3" x 11' 7" (4.65m x 3.54m)

With windows to the front and side. Radiator and built in wardrobes. Access to the loft space with ladder, light and boarding. There could be scope to extend into the attic if required, subject to building regulations.

En-Suite Shower Room

With window to the front, low level WC, wash hand basin and corner shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 15' 3" x 10' 1" (4.65m x 3.07m)

With window to the front. Radiator and built in wardrobes.

Bedroom 3 14' 8" x 7' 10" (4.46m x 2.40m)

With window to the rear and radiator.

Family Bathroom 10' 8" x 7' 10" (3.24m x 2.40m)

With window to the side. This modern, luxury fitted bathroom includes a free standing roll edge bath with chrome central mixer tap and shower attachment. Wooden vanity wash stand with twin wash hand basins and fitted recessed mirror over. Low level WC and corner shower cubicle with multi-nozzle 'massage' shower. Heated ladder towel rail. A door gives access to the attic area over the kitchen.

Outside

To the front of the house there is a low boundary wall and railings with gate leading to the front entrance door. From Theadneedle Close there is vehicular access to an off road parking area and single garage. A pedestrian gate leads to the rear garden which is laid to lawn with trees and shrubs. There is a patio area, outside light and power and timber garden shed. The rear garden is south west facing, private and partly walled.





TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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