



3 Alexander Cottages

Queen Street, Keinton Mandeville, TA11 6EQ

George James PROPERTIES

EST. 2014

# 3 Alexander Cottages

Queen Street, Keinton Mandeville, TA11 6EQ

Guide Price - £210,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

3 Alexander Cottages is a well presented end of terrace stone barn conversion. The property has recently been redecorated throughout and is offered with vacant possession. Accommodation includes living room/dining room, kitchen, two bedrooms and bathroom. Outside there is a gravelled area to the side used for parking otherwise would suit as a partly enclosed courtyard garden.

## 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](http://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 and electricity are all connected. Council tax band A.

## Sitting Room/Dining Room

*16' 5" x 11' 7" (5.00m x 3.54m)*

With part glazed entrance door, two windows to the front and small window to the rear. Night storage heater and understairs storage cupboard.

## Kitchen

*11' 10" x 8' 0" (3.61m x 2.43m)*

With window to the front, range of base units with single drainer sink unit. Space for appliances, washer/dryer, fridge and freezer are all included within the sale.

## Landing

### Bedroom 1

*11' 10" x 8' 1" (3.61m x 2.46m)*

With window to the front, night storage heater and airing cupboard housing hot water cylinder.

### Bedroom 2

*10' 5" x 7' 7" (3.17m x 2.30m)*

With window to the front, night storage heating and built in over stairs cupboard.



**Bathroom** 7' 7" x 5' 10" (2.30m x 1.79m)

With Velux roof window to the front, low level WC, pedestal wash hand basin and panelled bath with electric shower over.

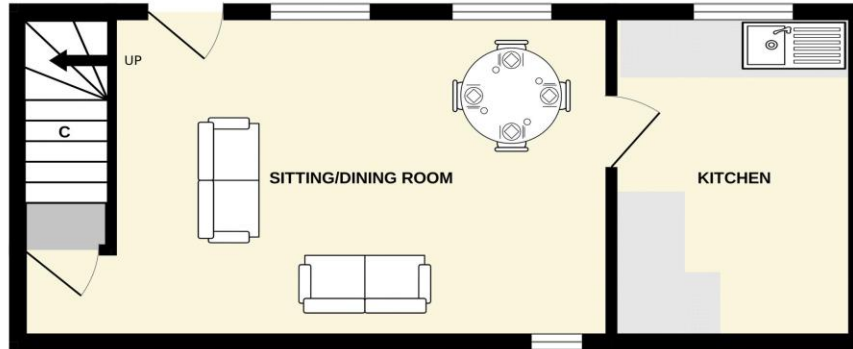
**Outside**

To the side of the property is a gravelled area used for parking. This area could alternatively suit as a courtyard garden.

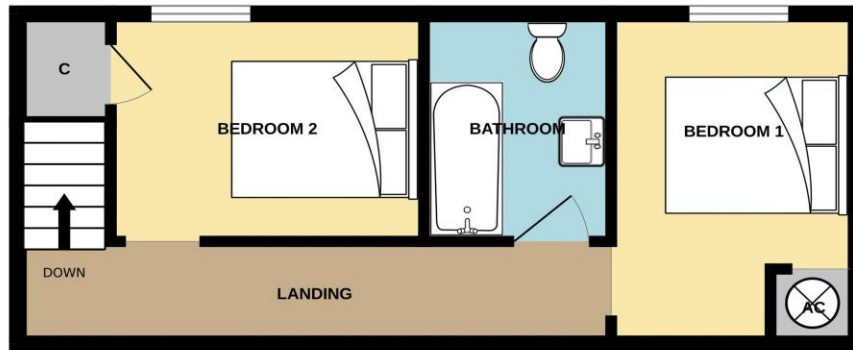


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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