



3 Chapel Farm
Pitney, TA10 9AE

GeorgeJames PROPERTIES
EST. 2014

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Pitney, TA10 9AE

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Located in the sought after village of Pitney this lovely three bedroom semi-detached house was completed in 2023 and still retains the remainder of its 6 year structural warranty from 2023. The property also comes with a detached one bedroom barn style annexe suitable for additional accommodation for relatives or friends. The accommodation is offered in beautiful order throughout and includes a spacious kitchen/dining room, sitting room, three bedroom and bathroom with the main bedroom having an en-suite shower room. There are enclosed gardens and large single garage to the rear with several parking spaces.

Services

Mains water, electricity and drainage are all connected. Energy efficient air source heat pumps provide hot water and underfloor heating to both the main house and annexe. Council tax band D.

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 large under stairs storage cupboard.

Cloakroom

With window to side a white suite comprising WC and vanity wash hand basin with mirror over. Wall mounted heated towel rail.

Kitchen/Dining Room 16' 10" x 12' 9" (5.12m x 3.88m)

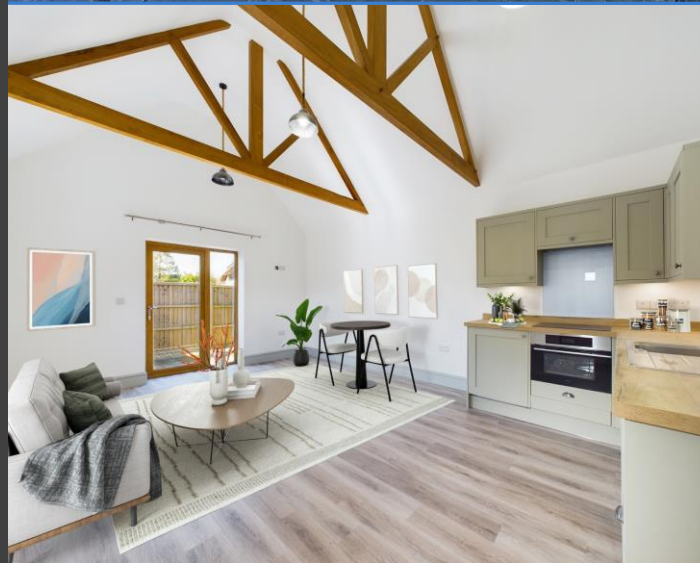
With window to rear, range of wall and base storage units with worksurfaces over, stainless steel one and a half bowl sink, four ring induction hob with splashback and extractor over. Built in eye level double oven, dishwasher, fridge and freezer. Space and plumbing for a washing machine.

Sitting Room 20' 7" x 10' 8" (6.28m x 3.25m)

Full height window to front. Patio doors to rear garden.

First Floor Landing

Window to the front, radiator and airing cupboard with shelving.



Bedroom 1 15' 1" x 12' 6" (4.60m max x 3.81m max)
With window to rear and side, built in wardrobe and radiator.

En-suite 8' 10" x 5' 1" (2.70m x 1.55m)
Window to front, bathroom suite comprising a large glazed shower cubicle with rain shower head, vanity wash hand basin with mirror over and WC. Heated ladder towel rail.

Bedroom 2 10' 0" x 10' 10" (3.06m x 3.29m)
With window to front, radiator, built in wardrobe.

Bedroom 3 10' 3" x 9' 9" (3.12m x 2.96m)
With window to the rear, radiator, built in wardrobe.

Bathroom 7' 2" x 6' 7" (2.19m x 2.0m)
With window to rear, bathroom suite comprising panel bath with mains shower and screen, wash hand basin with mirror over and WC. Heated ladder towel rail.

Outside

A shared gravel driveway leads to the rear parking area giving access to the garage and annexe. The front garden is low maintenance predominantly laid to ornamental gravel enclosed by stone walling. Indian sandstone paving provides a pathway leading to the front door with 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 side access gate.

Garage

Oversized single garage with roller door, eaves storage space and lighting.

Annexe

A superb detached annexe offering fully comfortable accommodation. The annexe would suit family or guests. The annexe has its own air source heat pump providing underfloor heating and hot water.

Kitchen/Sitting Room 18' 10" x 14' 2" (5.73m x 4.33m)

An entrance door leads to the kitchen/sitting room with vaulted ceiling and exposed roof trusses. There is a window to the front and full glazed door to the private courtyard garden. The kitchen comprises base and wall units with built in electric oven, induction hob, dishwasher and fridge. There is a stainless steel sink unit.

Bedroom 9' 10" x 11' 11" (3.00m x 3.63m)
With window to the front and built in cupboard.

En-Suite 8' 2" x 3' 11" (2.5m x 1.2m)
With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Outside

The annex has an enclosed west facing courtyard garden and parking space.

Agents Note

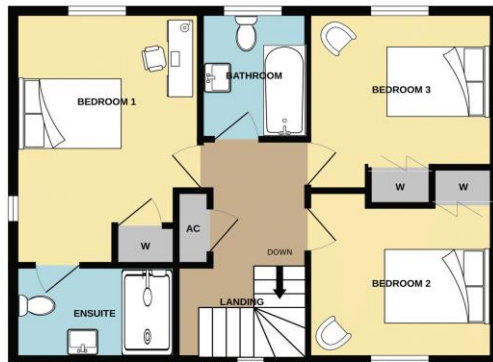
Please note that that annexe can only be used for additional family accommodation. It is not possible to rent the annexe on an assured shorthold tenancy.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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