

April Cottage

7 Court Hay Orchard, Pitney, TA10 9AE

George James PROPERTIES EST. 2014

April Cottage

7 Court Hay Orchard, Pitney, TA10 9AE

Guide Price - £495,000 Tenure – Freehold Local Authority – Somerset Council

Summary

April Cottage is a beautifully presented detached bungalow situated on the edge of this popular village. The property has been completely refurbished by the current owner and the accommodation reconfigured to provide comfortable well designed living space. Both the sitting room and large kitchen/dining room have wide bi-folding doors opening to the rear garden offering an ideal entertaining area. There are three double bedrooms with the main bedroom having an en-suite shower room and the remaining two bedrooms sharing an adjoining shower room. Outside a driveway offers parking to the front with a vehicular gate giving access to further secure parking and detached single garage. The well tended rear gardens are west facing.

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.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators via a modern (2024) oil fired combination boiler. Council tax band E.

Entrance Porch

Part glazed entrance door leads to the entrance porch with part glazed door to the hall.

Entrance Hall

With radiator and built in double storage cupboard.

Sitting Room $20'4'' \times 11'1''$ (6.20m $\times 3.63m$) With window to the rear and wide bi-folding doors to the rear garden. Radiator.





Kitchen/Dining Room 16'5" x 15'5" (5.00m x 4.70m)

With window to side and rear, wide bi-folding doors to the garden. Modern fitted kitchen comprising base and wall mounted kitchen units and peninsular breakfast bar. Eye level Bosch double oven, four ring induction hob with glass splash back and extractor over. One and a half bowl sink unit, built in dishwasher and fridge freezer. Radiator.

Utility Room 7' 2" x 4' 7" (2.18m x 1.40m)

With window and door to the rear garden. Single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Floor mounted oil fired boiler.

Bedroom 1 14' 10" x 8' 10" (4.53m x 2.70m) With two windows to the front and radiator.

En-Suite Shower Room 8' 10" x 4' 11" (2.70m x 1.51m)

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

Bedroom 2 11' 10" x 10' 10" (3.60m x 3.30m) With window to the front and radiator.

Shower Room 9' 10" x 4' 7" (3.00m x 1.40m)

With window to the side. Vanity unity with low level WC and wash hand basin with mirror over. Large shower cubicle with mains shower. Heated ladder towel rail. This shower room is shared with bedroom 3.

Bedroom 3 9' 10" x 9' 0" (3m x 2.74m) With window to the side and radiator.

Outside

Vehicular entrance with driveway and additional parking area to the front. The drive continues to the side of the bungalow with vehicular gates leading to a secure parking area and single garage. The attractive rear garden is mainly laid to lawn with patio area, pond and well tended flower and shrub borders.









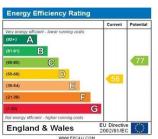


GROUND FLOOR 1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (10.3.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, including, according any offer them are approximate and no responsibility is lasten for any entry offer to stand for specific this stand for any entry offer to stand for specific specific stand for specific specific stand for specific specifi







1 Brandon House, West Street, Somerton, TA11 7PS Tel: 01458 274153

email: somerton@georgejames.properties www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.