



Atlasta
Low Ham, TA10 9DS

GeorgeJames PROPERTIES
EST. 2014

Atlasta

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Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An attractive stone built semi-detached farm cottage peacefully situated within this popular village. The house has versatile accommodation including, kitchen/breakfast room, bathroom and three reception rooms, one of which would make a ground floor bedroom. There are two further first floor bedrooms. Outside the property is approached via a lovely gated driveway leading to a garage, to the rear there are pleasant gardens overlooking fields. NO ONWARD CHAIN

Amenities

Low Ham is a popular hamlet situated less than 2 miles from Langport and less than 4 miles from Somerton. The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Secondary School. The town of Langport itself lies only about eight miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgewater and Yeovil with their main-line stations (Waterloo+Paddington). Dorset coast is about 25 miles. The bus for Huish Episcopi Academy picks up close to the property.

Services

Mains water, drainage and electricity are all connected. Council tax band C.

Entrance Porch

Entrance door leads to the porch with window to the side.

Sitting Room 15' 7" x 13' 1" (4.75m x 4.00m)

With window to the front, stone open fireplace and radiator.

Ground Floor Bedroom/Reception Room 10' 3" x 9' 6" (3.13m x 2.90m)

With window to the front and radiator.

Dining Room 12' 2" x 10' 0" (3.72m x 3.04m)

With French doors to the garden and radiator.



Inner Hall

With window to the rear, stairs to the first floor and understairs cupboard.

Kitchen/Breakfast Room 17' 8" x 7' 7" (5.39m x 2.30m)

With windows to either side. Range of base and wall mounted kitchen units with built in electric oven, hob and extractor, space for fridge. One and a half bowl sink unit with mixer tap, tiled floor and breakfast bar area.

Utility Room/Rear Hall 8' 2" x 5' 1" (2.50m x 1.54m)

With window and glazed door to the side. Space for washing machine, base units with sink and mixer tap.

Bathroom

Window to the rear, low level WC and wash hand basin. Panelled bath with mains shower over. Heated ladder towel rail. Built in cupboard housing oil fired boiler.

Landing

With eve storage cupboard.

Bedroom 1 12' 0" x 9' 10" (3.65m x 3.00m)

With window to the rear and range of built in wardrobes. Eve storage cupboard and radiator.

Bedroom 2 12' 0" x 9' 10" (3.65m x 3.00m)

With window to the rear, built in wardrobes and eve storage cupboard. Radiator.

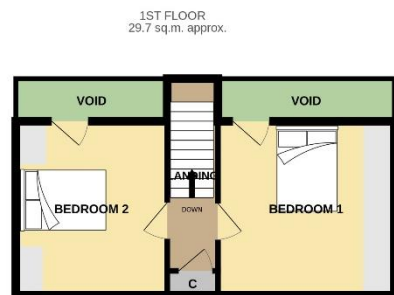
Outside

The house is approached via vehicular entrance gates to a brick herringbone drive with lawned front gardens. A pedestrian gate and path to the side of the property leads to the rear garden. There is a patio area to the immediate rear with good size lawned gardens, flower and shrub beds. Within the garden is a greenhouse and timber garden shed.

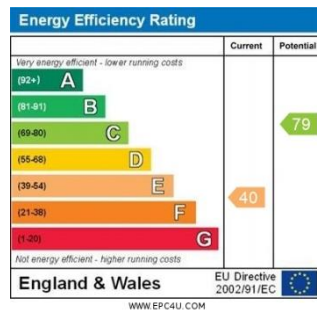
Garage 19' 6" x 15' 2" max (5.94m x 4.62m max)

Irregular shaped garage narrowing to 2.00m with window to the rear and side pedestrian door.





TOTAL FLOOR AREA : 117.5 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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