



Plot 1 Blackberry Court
School Street, Drayton, TA10 0LN

GeorgeJames PROPERTIES
EST. 2014

Plot 1 Blackberry Court

School Street, Drayton, TA10 0LN

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The property is part of the second phase of Blackberry Court, an exclusive small development situated in this popular, peaceful village. The first part of Blackberry court was just six individual homes which are now all occupied, this new phase comprises 8 large semi-detached chalet style homes. Each property offers open plan sitting room/kitchen with bi-folding doors leading to the garden there are two large double bedrooms to the first floor both with en-suite shower rooms. Outside there are generous gardens, off road parking and carport.

Amenities

The village is designated as a conservation area with a fine parish church and public house, The Drayton Arms. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre incorporating popular tea rooms. There is also the very popular Firehouse village pub and restaurant.

Services

Mains water, electricity and drainage are all connected. Electric air source heat pump provides under floor heating to the ground floor rooms and radiators to the first floor. The property will have solar panels (Photovoltaic - PV) fitted providing great savings on the energy costs.

Entrance Hall

With stairs to first floor and understairs storage cupboard.

Downstairs Cloakroom

With low level WC and wash hand basin. Window to the front.

Kitchen/Sitting Room

With window to rear and bi-folding doors to rear garden. Range of wall and base units with recycling drawers and pan drawers. Central island unit with sink/drain unit and mixer tap. Built in four ring induction hob with extractor over. Integrated appliances comprising fridge/freezer and dishwasher. Tiled flooring.



Utility Room

With door to the rear garden. Single drainer sink unit with space and plumbing for washing machine.

First Floor Landing

With Velux roof window.

Bedroom 1

With window to rear, roof window, built in wardrobe.

En-suite Shower Room

With roof window to rear, shower cubicle with mains shower. Low level WC, tiled flooring and vanity style wash hand basin with cupboards under.

Bedroom 2

With window to the rear and built in wardrobe.

En-Suite Shower Room

With roof window to rear, shower cubicle with mains shower. Low level WC, tiled flooring and vanity style wash hand basin with cupboards under.

Outside

A driveway leads to the side of the property with parking for two cars. Side access leads to the garden with a patio area and space for a shed. There is a water tap, electricity point and light. The remaining garden is laid to lawn with post and rail rear boundary fence allowing an open view across farmland.

Agents Note

The main pictures are computer generated images (CGI) The photographs shown are for example purposes only, these pictures have been taken from a similar property on the development. Plot 1 is the left hand property shown in the main image.



ACCOMMODATION SCHEDULE				
Plot No.	Bedrooms	Internal floor area (m ²)	Internal floor area (sq ft)	Type
1.	2 Bed + Person	120m ²	1292sq ft	A1
2.	2 Bed + Person	120m ²	1292sq ft	A1
3.	2 Bed + Person	120m ²	1292sq ft	A2
4.	2 Bed + Person	120m ²	1292sq ft	A2
5.	2 Bed + Person	120m ²	1292sq ft	B1
6.	2 Bed + Person	120m ²	1292sq ft	B1
7.	2 Bed + Person	120m ²	1292sq ft	B2
8.	2 Bed + Person	120m ²	1292sq ft	B2



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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.