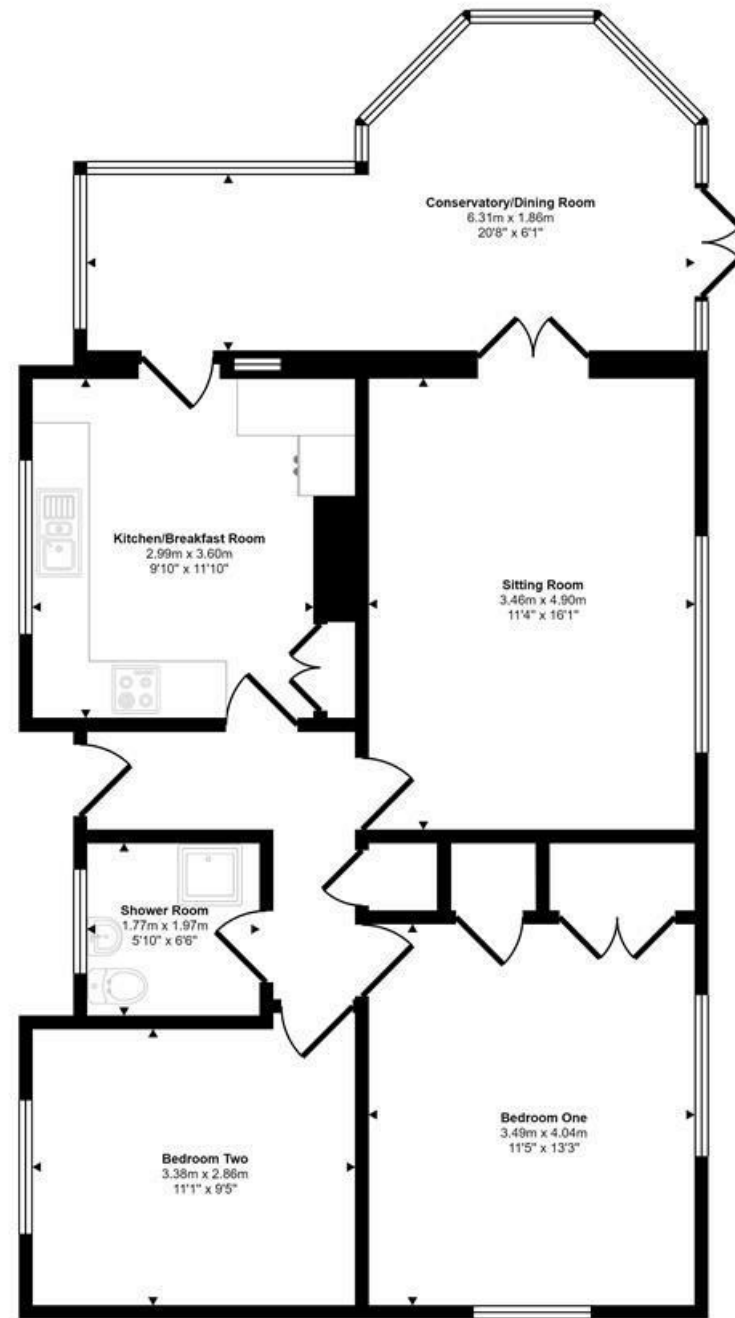


Approx Gross Internal Area
85 sq m / 919 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Verrington
Wincanton

Guide Price
£485,000

A fabulous chance to purchase a delightful detached bungalow with two double bedrooms, sitting in grounds extending to over half an acre - including formal garden and paddock - and enjoying a quiet lane side position with countryside views. The property lies just over half a mile from the popular Somerset town of Wincanton, which provides excellent facilities with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. It is possible to walk over the fields, behind the property to the town. It is thought that the bungalow dates to the 1950s and has been a loved and enjoyed home to our sellers for the last four years. During this time it has been exceptionally well maintained and has benefitted from the floor being insulated and a new roof fitted to the conservatory as well as a new instant hot water cylinder installed in the loft. The property also benefits from wholly owned solar panels that provide an income. This wonderful home offers plenty of opportunity for further development, subject to the necessary permissions and provides an excellent foundation for a taste of the 'Good Life' and potential self sufficiency. Equally, it makes an ideal home for those seeking plenty of external space in a rural but not isolated location. A viewing is absolutely essential to appreciate this lovely home, the outside space and the possibilities on offer as well as the position.

The accommodation of the bungalow consists of useful porch to the front, welcoming entrance hall, sitting room with outlook over the rear garden and double doors opening to the P shaped conservatory. There is also the kitchen fitted with plenty of cupboards and some built in appliances, shower room and two double bedrooms. Outside, there is parking for four cars, garage with power plus formal gardens and paddock with small copse.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ACCOMMODATION

Inside

Porch and Entrance Hall

To the front of the bungalow there is a useful porch with windows to the front, glazed door, wall light and tiled floor. Part glazed uPVC front door opens into a welcoming entrance hall. Ceiling lights. Smoke detector. Access to the part boarded loft space with drop down ladder and light and housing the instant hot water heater. Coved. Individually controlled electric heater. Power points. Storage cupboard with shelves and coat hooks. Inset coir matting by the front door. White panelled doors to all rooms.

Sitting Room

Window with view over the rear garden. Coved. Uplighters. Individually controlled electric radiator. Power and television points. Fireplace with timber surround, stone hearth and wood burner. double doors leading into the:-

Conservatory/Dining Room

A large 'P' shaped conservatory with countryside views and of uPVC double glazed construction with low wall, windows to the sides overlooking the garden and door to the front plus double doors to the rear opening to the garden. Partly pitched solid roof with combination light and fan. Wall mounted electric radiator. Power points. Laminate flooring. Glazed door into the:-

Kitchen/Breakfast Room

Window overlooking the front garden and fields opposite and to the side into the conservatory. Ceiling lights. Coved. Built in double linen/storage cupboard fitted with shelves and overhead storage. Plenty of power points. Fitted with a range of wood fronted kitchen units consisting of floor cupboards - some with drawers and corner carousels, separate drawer unit and eye level cupboards. Good amount of work surfaces with tiled splash back and one and half bowl sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Built in double eye level electric oven with combination microwave above plus further storage cupboards above and below. Ceramic hob with extractor hood above. Wood flooring.

Bedroom One

Boasting a double outlook with window overlooking the garden to the side and to the rear with view over the garden. Ceiling light. Individually controlled electric heater. Power points. Television connection. Built in single and double wardrobes with hanging rail and shelf.

Bedroom Two

Window overlooking the front garden. Ceiling light. Coved. Individually controlled electric heater. Power points.

Shower Room

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Tiled walls with inset mirror. Wall mounted bathroom cabinet. Heated towel rail. Individually controlled electric heater. Fitted with a modern suite consisting of a combination unit with low level WC with dual flush and concealed cistern plus vanity wash hand basin with mono tap and large shower cubicle with mains shower and bi-folding door. Wood effect laminate flooring.

Outside

Parking and Garage

4.80m" x 3.28m" (15'9" x 10'9")

The property is approached from the lane via double five bar timber gate onto a tarmac drive with space to park three to four cars or for caravan or boat storage. The garage (see measurements) above has an up and over door and fitted with light and power. To one side of the garage there is a log store and to the other double timber gates open to the rear garden. From the drive a timber gate opens to the front garden.

Formal Gardens

The front garden is fully enclosed, laid to gravel for easy maintenance and planted with a variety of trees and shrubs and provides a delightful place to sit with a view over the fields and the tweeting of the birds in the background. The main garden lies to the rear and side of the bungalow, mostly laid to lawn and edged by borders planted with shrubs and flowers.

Grounds

The garden is partly divided from the paddock by a mature hedge with openings for a ride on mower and steps that lead up to the paddock. This is grassed and enclosed by post and rail fencing. The top part has been planted with trees to provide a copse and wildlife area. There is the potential to create vehicular access to the paddock by knocking down and re-siting the garage or to open up to one side of the garage. The paddock provides excellent space for children and pets and could potentially be used for vegetable cultivation or grazing.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
uPVC Double Glazing
Electric Heating
Septic Tank Drainage
Freehold

Directions

From Wincanton One Way System

From the one way system - Go past the church on the right hand side and proceed up the hill. At the triangle turn left to Bruton onto North Street, which leads into Old Hill. Take a left turn sign posted Shepton Montague at the garage onto Verrington Lane. The property will be found on the left hand side. Postcode BA9 8BN

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.