

LAUREL & WYLDE

E S T A T E A G E N T S



Two Offerings 8 The City, Mark, Somerset TA9 4DH Guide price £1,650,000

*** HOW DO YOU FANCY THREE PROPERTIES IN ONE PLACE? *** ARE YOU LOOKING FOR SOMETHING WITH MULTIPLE OCCUPANCY? *** 1.6 ACRES OF LAND *** 5 BEDROOM HOUSE / 4 BEDROOM HOUSE AND A 2 BEDROOM BUNGALOW *** TWO LARGE DETACHED DOUBLE GARAGES (ONE WITH FULL SERVICES IN) *** LARGE WORKSHOP / PARTY BARN (12m x12m) *** VARIOUS OTHER OUTBUILDINGS *** LARGE DETACHED HOME BUSINESS SUITE / CABIN BUILDING (7.2m X 3.6m) *** GOAT PEN (3.6M X 3.6M) *** PARKING FOR OVER 25 VEHICLES *** DETACHED BUNGALOW CURRENTLY RENTED OUT FOR £15,600P/A AST) *** NO ONWARD CHAIN *** BEAUTIFULLY QUIET LOCATION WITH FABULOUS VIEWS ***

Main House

Accessed via a wooden obscure glazed door with a obscure glazed matching side panel, ceiling light, tiled flooring, wooden glazed doors to the main entrance hall.

Entrance Hall

Ceiling light, ceiling spotlights, wood effect vinyl flooring, radiator, door to the stairwell, with a door at the back giving access to storage cupboard, further doors to the Kitchen/Breakfast room, Living room, Dining room, Office, Cloakroom, and the Utility room. There is a further obscure glazed stable door leading to the rear of the property, two radiators.

Living Room

A front aspect room with UPVC double glazed french doors with matching side panels leading out to the front terrace, two front aspect and one side aspect UPVC double glazed windows, two radiators, glazed wooden french doors leading through to the dining room, and a feature brick built fireplace with a cast iron log burner on a tiled hearth.

Dining Room

A rear aspect room with two UPVC double glazed windows, ceiling light, wall lights, radiator, and a door through to the Swimming/Spa room with shower room.

Kitchen/Breakfast Room

A front aspect room with two UPVC double glazed windows, exposed ceiling beams, ceiling spotlights radiator, tiled flooring, and a door through to the Utility room. Fitted with a comprehensive range of base and eye level units with part granite work tops and wooden square work surface over breakfast bar/central island, inset one bowl ceramic belfast sink with a mixer tap over, space and electric point of large range cooker, integrated dishwasher, space and plumbing for a large American style fridge/freezer, breakfast bar has seating space for four people.

Utility

A side aspect room with UPVC double glazed window, ceiling light, tiled flooring, floor mounted oil fired boiler system, space and plumbing for washing machine, tumble dryer, ceramic twin bowl sink with twin taps over.

Office

A rear aspect room with a UPVC double glazed window, ceiling light, wood effect vinyl flooring,

Cloakroom

A rear aspect room with a obscure UPVC double glazed window, ceiling light, low level WC, wash hand basin, extractor fan, wood effect vinyl flooring.

Swimming/Spa Room

A front aspect room with UPVC double glazed Bi-Folding Doors, two large double glazed Velux roof lights, tiled flooring, wall lights, extractor fan, with a door leading through to the wet room.

Wet Room

A rear aspect room with UPVC double glazed window, ceiling spotlights, extractor fan, part tiled walls, low level WC, wash hand basin with twin taps, and with a wall mounted electric shower system.

First Floor Landing

Ceiling spotlights, and doors to bedrooms, one, two, three, four and family bathroom.

Main Bedroom

A fabulous front aspect room with two UPVC double glazed windows, ceiling light, loft hatch giving access to roof space, exposed original ceiling beams, wall light, two radiators, doors to the dressing room, the En-Suite bathroom and the over stairs wardrobe.

Dressing Room

A rear aspect room with a wooden double glazed Velux roof light, ample hanging space and currently with a range of dressing room wardrobes.

En-Suite

A good sized rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled effect vinyl flooring, chrome heated towel rail, low level WC, wash hand basin, a large panel enclosed bath with a chrome mixer tap and hand held shower attachment.

Bedroom Two

A front aspect room with a UPVC double glazed window, ceiling light, loft hatch giving access to roof space, radiator, with a door to the En-Suite shower room.

En-Suite Shower Room

ceiling spotlights, extractor fan, low level WC, wash hand basin, glazed and tiled shower enclosure with a wall mounted mains system over.

Bedroom Three

A front aspect room with a UPVC double glazed window, ceiling light, radiator.

Bedroom Four

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.

Family bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, wood effect vinyl flooring, radiator, low level WC, wash hand basin, and a claw foot/cast iron bath.

Second House (5 Bedrooms)

Entrance Hall

Access through an obscure double glazed composite door with a front aspect UPVC double glazed window, wall lights, wood effect vinyl flooring, wall mounted thermostat control, radiator, amp cloak/hanging space, stairs leading to the first floor landing, doors to the utility room, kitchen/dining room, shower room, and living room.

Boiler Room

104 x 41 (31.70m x 12.50m)

Ceiling light, wood effect vinyl flooring, shelving/cloak hanging space and a floor standing boiler system. Door to the office.

Office / Bedroom 5

11 x 8'3 (3.35m x 2.51m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator.

Living Room

20'4 x 13 (6.20m x 3.96m)

A front aspect room with UPVC double glazed French doors, and UPVC double glazed window, wall lights, radiator, door leading to the kitchen/dining room, a feature fireplace with a cast iron floor standing log burner on a patio/paved hearth.

Kitchen / Breakfast Room

33'4 (max) x 15'5 (max) (10.16m (max) x 4.70m (max))

A good-sized rear aspect I-shaped room with 3 UPVC double glazed windows overlooking the neighbouring fields and farmland, ceiling lights, wall lights, 2 radiators, wood effect vinyl flooring, ample space for dining table and chairs. The kitchen has been fitted with a range of base and eye level units with granite effect work surfaces, inset one and a half bowl stainless steel sink with adjacent drainer and mixer tap. Hot and cold water filter with water softener, tiled splash back to sensitive areas, space and plumbing for washing machine, space for tumble dryer, space for a large American style fridge freezer, electric range cooker with a 6 ring hob and extractor fan.

Downstairs Shower Room

A useful room with wood effect vinyl flooring, ceiling light, chrome towel rail, low level wc, vanity unit incorporating hand wash basin with mixer tap, a glazed and tiled shower enclosure with a wall mounted electric shower system over.

First Floor Landing

Ceiling spotlights, doors to bedrooms 1, 2, 3, 4, airing cupboard and family bathroom. Loft hatch giving access to roof space.

Master Bedroom

12'8 x 12'7 (3.86m x 3.84m)

A front aspect room with 2 UPVC double glazed windows, ceiling light, loft hatch giving access to roof space, radiator, doors to the ensuite shower room and dressing room.

Dressing Room

6'7 x 4'3 (2.01m x 1.30m)

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator.

En Suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled effect vinyl flooring, chrome towel rail, low level wc, pedestal

wash basin with chrome mixer tap, tiled splash back, glazed and tiled shower enclosure with a wall mounted electric shower system.

Bedroom Two

12'9 x 10'6 (3.89m x 3.20m)

A front aspect room with UPVC double glazed windows offering lovely views, ceiling light, radiator.

Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)

A front aspect room with UPVC double glazed windows offering lovely views, ceiling light, radiator.

Bedroom Four

9'9 x 9'7 (2.97m x 2.92m)

A rear aspect room with UPVC double glazed windows again offering lovely views, ceiling light, radiator.

Family Bathroom

9'6 x 6'7 (2.90m x 2.01m)

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled effect vinyl flooring, chrome towel rail, low level wc, pedestal wash basin with chrome mixer tap, tiled splash back, panel enclosed bath with a mixer tap and handheld shower attachment. Glazed and tiled shower enclosure with a wall mounted electric shower system.

Detached Bungalow

Entrance

Into the main living / dining / kitchen and family room, through double glazed French Doors, there is a door to the shower room and bedrooms 1 & 2, also a log burner.

Bedroom 1

A front and side aspect room with a wooden double glazed window.

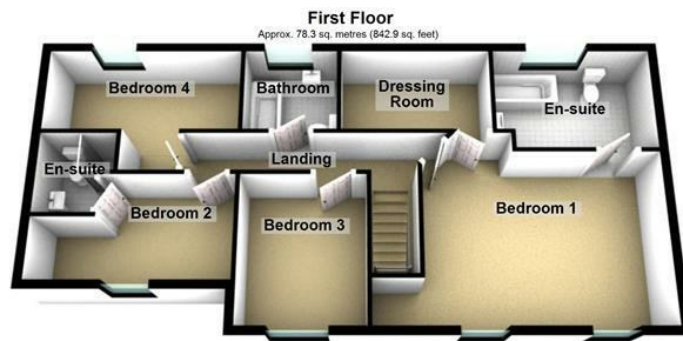
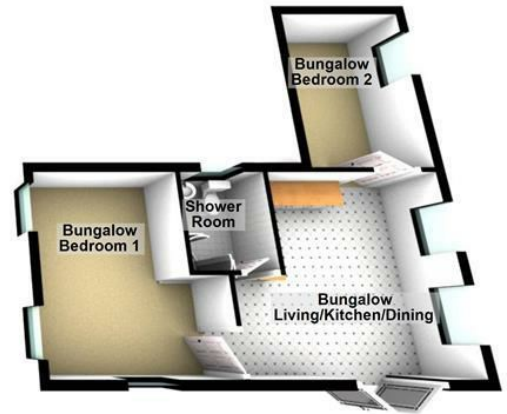
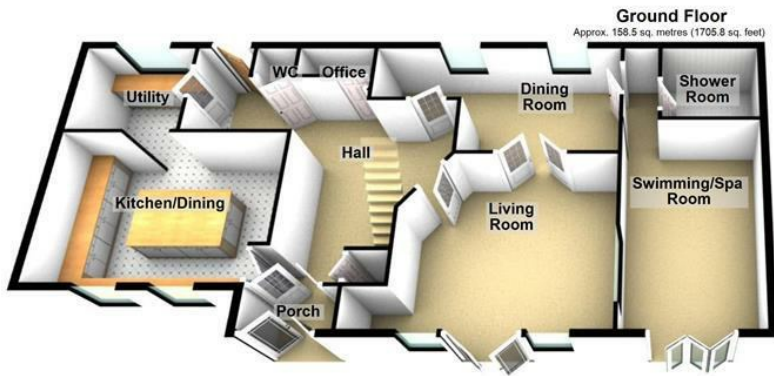
Bedroom Two

A side aspect room with a wooden double glazed window,

Family Shower Room

A rear aspect room with a wooden double glazed window, low level WC, pedestal wash hand basin and a shower.

Outside



Total area: approx. 236.8 sq. metres (2548.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	