



Eversley,
Somerton, Somerset, TA11 6HX

Guide Price £595,000

4 bedrooms
Ref:EH001164



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Overview

- Four double bedrooms with two en-suite shower rooms.
- Good size rear garden with a detached home office.
- Ample parking off road parking and garage.
- Open plan living/kitchen/dining area.
- Impressive double height entrance hall.
- Modernised to a high standard throughout.
- New central heating and rewired.



A stunning detached four double bedroom (two en-suite shower room) chalet bungalow offering flexible accommodation with a generous master bedroom with en-suite bathroom with separate shower upstairs, three double bedrooms (one-en-suite), an impressive open plan living/kitchen/dining room with bi-folding doors to the rear garden and family bathroom to the ground floor. The rear garden is a good size and features a home office and there is ample off-road parking to the front. The property has been modernised to a high standard throughout by the current owners and comes to the market in excellent order throughout.



Accommodation:

A part glazed opens into:

Entrance Hall: An impressive double height room with one window to the front, stairs rise to the first floor, one radiator and doors lead off to:

Bedroom 3: 11' 9" x 10' 11" (3.57m x 3.33m)

This room has one window to the front, one radiator and a ceiling fan.

Bedroom 4: 11' 5" x 10' 11" (3.48m x 3.32m)

There is one window to the rear, one radiator and a ceiling fan.

Bathroom: 8' 0" x 6' 11" (2.43m x 2.12m)

This room has one window to the rear, a modern white suite which comprises a low level W.C, a wash basin with storage cupboard under, a panelled bath with a mixer tap, mains fed shower and screen to one end, There are tiles to splash prone areas, a heated towel rail and an extractor fan.

Open Plan Living/Kitchen/Dining Room:

Lounge Area: 14' 1" x 12' 6" (4.28m x 3.81m)

This area has a bay window to the front with one radiator and a doors to Bedroom 2.



Kitchen/Dining Area: 30' 5" x 9' 8" (9.27m x 2.95m) This area has one radiator, french doors and bi-folding door that open to the patio. A beautiful fitted kitchen with one and a half composite sink set in an island with drainer to one side, mixer tap over and storage cupboard under. The island also houses an integral dishwasher, plumbing for a washing machine and floor standing cupboards. A further range of wall hung, floor standing and drawer storage cupboards are fitted above and below solid wooden work surfaces with a glass splash back. An electric four ring hob with extractor hood over and a Neff oven and grill are included in the sale with space for a fridge/freezer and kick board heater.

Bedroom 2: 12' 11" x 9' 3" (3.94m x 2.83m) There is one window to the front, one radiator, a ceiling fan, a loft entrance hatch and a door to:
En-suite: 8' 4" x 3' 3" (2.54m x 1m)
 A modern white suite comprises a low level W.C, a hand wash basin with storage cupboard under and a shower with mains fed shower and folding door.

Stairs from entrance hall rise to first floor:
Master bedroom: "L" Shaped Room 14' 5" x 15' 1" (4.39m x 4.59m) + 11' 8" x 9' 10" (3.55m x 3m) + Dressing Area: 8' 3" x 7' 0" (2.52m x 2.13m) This room takes up the majority of the first floor and created a flexible space which has two Velux roof lights to the rear with views, two radiators and a door to:



En-suite: This room has a Velux roof light to the rear, a heated towel rail, a free standing bath with mixer and shower attachment, a wash basin with mixer tap over and storage drawers under, a low level W.C, and a shower enclosure with mains fed shower and tiles to splash prone areas.
Outside: Front: Double wooden gates open to a drive which gives vehicular access to the garage and provides ample off road parking. Hedging and fencing comprise the boundaries with space to either side of the property that leads to the rear.
Rear: Mainly generous space which is predominately laid to lawn with a patio adjacent to the property, a useful home office and hedging to the boundaries.
Garage: 23' 11" x 12' 2" (7.30m x 3.70m)
 An electric roller door to the front and french doors to the rear. The boiler is located in the garage loft with controls below.
Home Office: 15' 0" x 9' 2" (4.57m x 2.79m) inc W.C There are french doors to the side and two windows, a stainless steel sink unit with storage

cupboard under and a work surface. There is one wall hung electric heater and a door to:
W.C: A low level W.C, and the fuse board is located here.
Directions: On entering Somerton from the Langport direction along the B3153 the property will be found on the left hand side indicated by an English Homes For Sale board.
Amenities: Somerton is a popular market town with a range of everyday amenities including shops, schools, bank, post office, library, opticians, doctors, butchers, dentists, vets, solicitors, churches & public houses. On the edge of town is the Bancombe trading estate with a wide range of businesses. There is a strong local community with different clubs for all ages including gardening, bowls, tennis, rugby, football and U3A club. Somerton is in The Huish Academy catchment area. The towns of Yeovil, Street and Taunton offer a larger choice of amenities including rail links at Yeovil (Waterloo and Paddington), Castle Cary and Taunton (Paddington). Nearby there are road links at Ilchester to the A303 and at Taunton M5 motorway network.

VIEWINGS BY APPOINTMENT
Langport Office 01458 252530
sales@english-homes.co.uk Disclaimers:
 Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



GROUND FLOOR
1561 sq.ft. (145.0 sq.m.) approx.



TOTAL FLOOR AREA: 2171 sq.ft. (201.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		70	80
EU Directive 2002/91/EC			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.