



Rook Cottage, Drayton,
Langport, Somerset, TA10 0LN

Guide Price £450,000

3 bedrooms
Ref:EH001637



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Overview

- 3 Bedroom semi detached house
- Popular village location
- Master with en-suite
- Spacious garden
- Gated off road parking
- Cloakroom
- Living Room with inglenook fireplace
- Utility Room
- Underfloor heating to the ground floor



Offered with no onward chain is this delightful cottage located in the heart of the popular village of Drayton. The property was renovated a few years ago whilst retaining features including the inglenook fireplace and beams to ceiling. The spacious accommodation comprises porch, living/dining room, kitchen/breakfast room, utility, cloakroom, 3 double bedrooms, master with en-suite and family bathroom. With benefits including under floor heating, double glazing, spacious garden, gated off road parking, popular village location, en-suite and cloakroom.



ACCOMMODATION:

Wooden door provides access to:

Porch:

Inset spotlights, tiled flooring, wooden glass panel door leads to:

Living/Dining Room: 20' 9" x 19' 5" (6.33m x 5.93m)

2 front aspect double glazed windows, 2 rear aspect double glazed windows, inset spotlights, built in book shelf and cupboards, stairs rising to first floor landing, under stairs storage cupboard, large inglenook fireplace with exposed stone wall, tiled floor and flue for the provision of a wood burner, double glazed stable door leads to the rear garden, wooden glass panel door leads to:

Kitchen/Breakfast Room: 19' 1" x 9' 7" (5.81m x 2.93m)

Rear aspect double glazed window, tiled window sill, sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, integrated fridge/freezer, integrated dish washer, built in Halogen hob, extractor fan and light over, built





in double oven and grill, tiled splash backs, tiled flooring, beams to ceiling, inset spot lights, smoke detector, wooden glass panel door through to utility, double glazed stable door leading to the side.

Utility Room: 9' 11" x 7' 3" (3.02m x 2.20m)

Max measurements. Dual aspect double glazed windows to the front and side, stainless steel sink and drainer with mixer taps, a range of low level kitchen units, roll top work surfaces, space and plumbing for washing machine, tiled flooring, tiled splash backs, door to:

Cloakroom:

Side aspect double glazed window, low level dual flush toilet, tiled flooring.

First Floor Landing:

Rear aspect double glazed window, inset spot lights, smoke detector, thermostatic control, doors leading off to:

Bedroom 1: 14' 3" x 9' 6" (4.34m x 2.89m)

Side aspect double glazed window, Velux window, radiator, loft hatch access, door to:

En-Suite:

Corner shower cubicle with mains fed shower, low level dual flush toilet with concealed cistern, vanity wash hand basin with cupboard below, tiled splash backs, mirror with shaver point, heated towel rail, inset spot lights, extractor fan.

Bedroom 2: 13' 1" x 10' 6" (3.99m x 3.20m)

Minimum measurements. 2 rear aspect uPVC double glazed windows, radiator, built in double wardrobe.

Bedroom 3: 16' 5" x 9' 9" (5.00m x 2.97m)

2 Front aspect double glazed windows, radiator, built in wardrobes.



Bathroom:

Rear aspect opaque double glazed window, bath with side panel and mixer taps, corner shower cubicle with mains fed shower, vanity wash hand basin with mixer taps and cupboard below, low level dual flush toilet with concealed cistern, wall mounted cupboard and mirror, inset spot lights.

Outside:

Front:

Iron railings and a gravelled frontage.

Off Road Parking:

There is a large gated entrance providing a great deal of privacy which leads to a parking area for numerous vehicles.

Rear:

There is a patio area directly to the rear of the property with a raised flower bed. The garden is laid to lawn with part fence and wall borders. Enclosed within the garden is a brick built garage which has been boarded to the front making it a good sized workshop/storage shed. There is a further brick built storage shed.

Agents Note:

The property lies in a Conservation area.

Amenities:

The sought after village of Drayton lies less than 2 miles to the West of Langport and consists mostly of individual properties along with church and Drayton Crown pub, its known for its thriving community and yearly street fair. 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. Langport lies only about 8 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), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles away.

Services:

Mains electric, drainage, water and oil fired central heating.

Directions:

What3words: ///timidly.makeovers.rudder

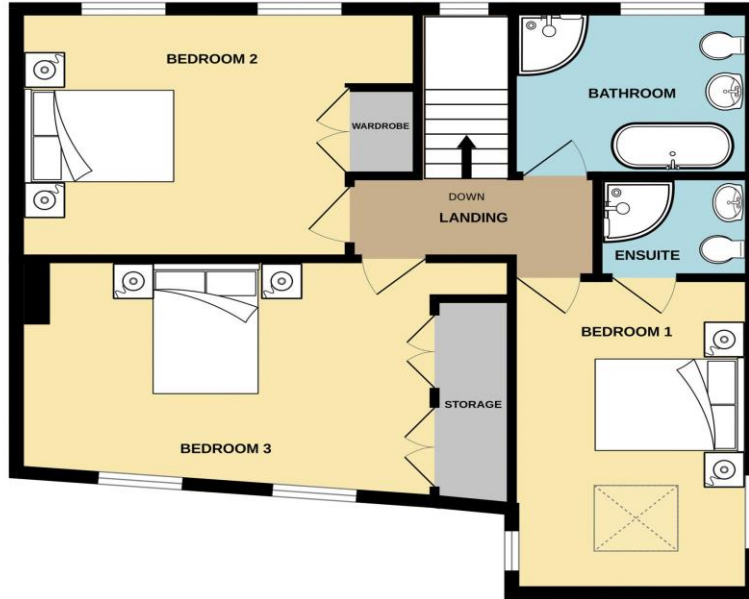
VIEWINGS STRICTLY BY APPOINTMENT:

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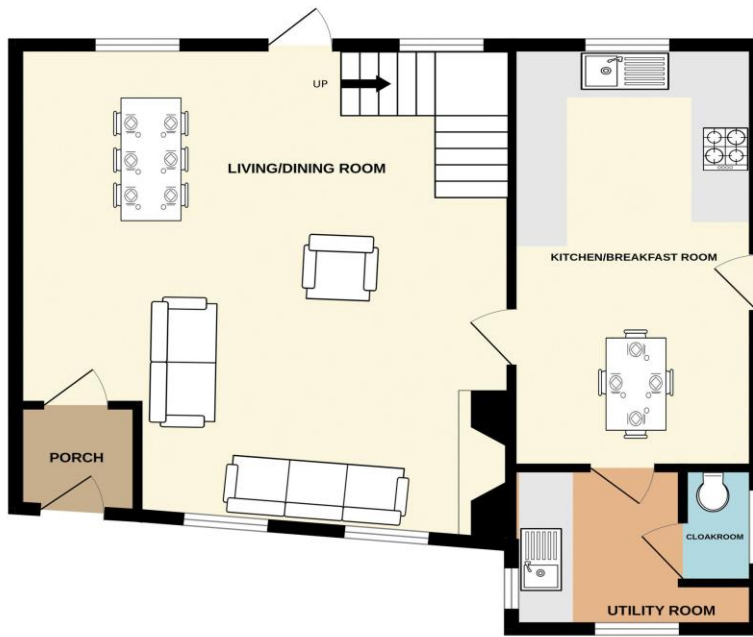
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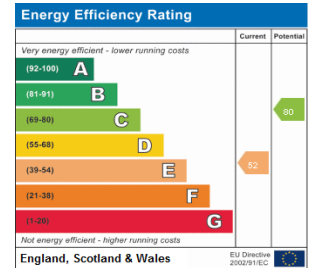
1ST FLOOR



GROUND FLOOR



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