



1 The Meadows, East Street,
Drayton, Somerset, TA10 0LA

Offers In Excess of
£250,000
2 bedrooms
Ref:EH001838



ENGLISH HOMES

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Overview

- 2 Bedroom End of Terrace Cottage
- Popular village location
- Extensively updated by existing owners
- Period features with wood burner, picture rails & quarry tiling
- Spacious and well landscaped garden
- Countryside views
- Garage & off road parking
- 2 reception rooms



This is a 2 bedroom end of terrace cottage which offers a great amount of charm and character. The existing owners have renovated the property providing modern day living whilst retaining the character of the cottage. Particular mention has to go to the spacious garden which is well landscaped with a patio area and a shaded seating area to the rear, ideal for an evening drink. With benefits including uPVC double glazing, garage, off road parking, a laneside position in a popular village location and easy access to countryside walks. Early viewing is highly recommended.



ACCOMMODATION:

Wooden door with double glazed glass panes through to:

Entrance Porch:

Side aspect uPVC double glazed window, quarry tile flooring, inset spot lights, tongue and groove panelling, archway through to:

Lobby:

Radiator, quarry tile flooring, thermostatic control, stairs rising to first floor landing, door through to:

Living Room: 14' 2" x 10' 2" (4.32m x 3.09m)

Minimum measurement. Front aspect uPVC double glazed window, radiator, wood burner with attractive hearth and wooden mantel, picture rail, under stairs storage cupboard, smoke detector, door to:

Kitchen: 18' 7" x 6' 0" (5.67m x 1.83m)

Dual aspect uPVC double glazed windows to the side and rear over looking the garden, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, wooden work surfaces, wall mounted plate rack, integrated



fridge/freezer, larder style cupboard, integrated dish washer, space and plumbing for washing machine, Halogen hob with electric oven, stainless steel extractor hood over, tiled splash backs, tiled flooring, radiator, inset spot lights, pelmet lighting, space for tumble dryer, smoke detector, radiator, archway through to:

Dining Room: 12' 2" x 8' 9" (3.71m x 2.67m)

Side aspect uPVC double glazed window, wooden double glazed French doors to the rear garden, radiator, tiled flooring, wall mounted lights.

Landing:

Side aspect uPVC double glazed window, loft hatch access which is partially boarded, strip wood flooring, doors off to:

Bedroom 1: 14' 5" x 7' 2" (4.39m x 2.18m)

Minimum measurements. Front aspect uPVC double glazed window with countryside views, radiator, strip wood flooring, wardrobe recess, built in cupboard, picture rail.

Bedroom 2: 9' 11" x 8' 5" (3.02m x 2.57m)

Rear aspect uPVC double glazed window with views to the rear garden, radiator, strip wood flooring, picture rail.

Bathroom: 11' 11" x 6' 0" (3.63m x 1.83m)

Rear aspect uPVC double glazed window, bath with side panel and mixer taps, shower over with waterfall shower head, glass shower screen, vanity wash hand basin with mixer taps, low level dual flush toilet, tiled splash backs, heated towel rail, strip wood flooring, picture rail.

Outside:

Front:

There is a picket fence and gate with a path leading to the property. There is a small



garden laid to lawn and also gravel. There is a gated side storage area with wood store which leads to the rear.

Rear:

This is an expansive garden with an attractive paved patio area. The garden is laid mainly to lawn with well stocked raised beds. To the rear is a selection of raised vegetable beds and palm tree. This then leads to a covered area ideal to enjoy an evening drink under. Enclosed is a garden shed and is enclosed by fence panels.

Garage & Parking:

There is a garage with wooden double doors, courtesy door, side aspect window, power and lighting. There is further off road parking in front of the garage.

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 LPG central heating.

Agents Note:

There is a flying freehold to the property. There is a small section of the 2nd bedroom which goes over next doors property.

Directions:

What3words: ///presides.attaching.bonus



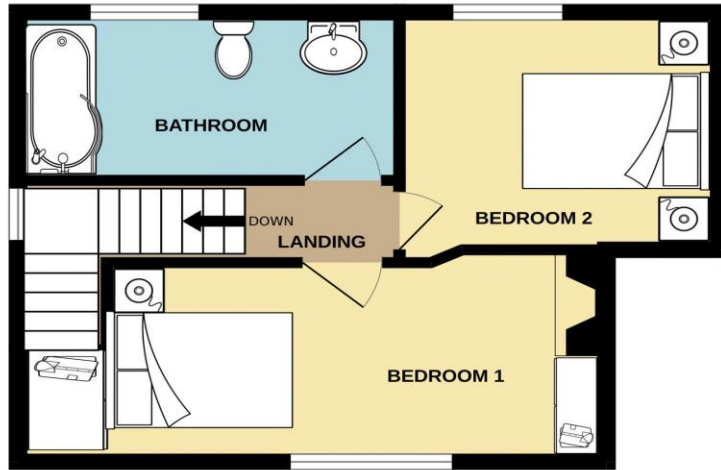
VIEWINGS STRICTLY BY APPOINTMENT:

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



GROUND FLOOR



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		55	88

EU Directive 2002/91/EC



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