



16 Summerhedge Crescent, Othery,  
Somerset, TA7 0JE

Offers In Excess Of  
**£300,000**

3 bedrooms  
Ref:EH001251



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## Overview

- 3 Bedroom end of terrace property
- Planning permission to either extend or build an additional 2 bedroom house
- No onward chain
- Countryside views
- Potential annexe
- Cul-de-sac location
- Well presented property
- Garage & parking



A 3 bedroom end of terrace house with planning permission for an additional dwelling or an extension. Set on a corner plot, this property provides so much versatility whether it be to have a lovely and well presented family home with a large garden, someone who is looking to develop a small site or someone who is looking for a potential annexe. Located in a small cul-de-sac in the popular village of Othery with countryside views to the rear.



### PLANNING PERMISSION:

There is planning permission to erect a further 2 bedroom property on the corner plot. For further information please refer to the website [https://www.sedgemoor.gov.uk/planning\\_online](https://www.sedgemoor.gov.uk/planning_online) Planning reference: 38/21/00008  
Alternatively there is also planning permission to extend the property. Planning reference: 38/19/00012

### Existing Accommodation:

#### Entrance Porch:

uPVC French doors provide access to:

#### Entrance Hallway:

Part glazed wooden door provides access, electric radiator, stairs rising to first floor landing, doors off to:

#### Kitchen: 18' 4" x 11' 9" (5.60m x 3.57m)

Double rear aspect uPVC double glazed windows, tiled window sill, electric radiator, stainless steel sink and drainer with mixed



taps, a range of low level and wall mounted kitchen units are arranged under a wooden work surface with further freestanding cupboards containing integrated fridge and freezer and additional storage, tiled splashbacks, space and plumbing for a washing machine, integrated dishwasher and tumble dryer. Part glazed door leads to the rear garden.

**Living Room: 14' 7" x 12' 6" (4.44m x 3.80m)**  
Front aspect uPVC double glazed window, electric radiator and fireplace with wood burner and stone hearth.

**First Floor Landing:**  
Loft hatch access, airing cupboard with electric immersion heater and shelving, doors lead off to:

**Bedroom 1: 12' 10" x 8' 7" (3.91m x 2.61m)**  
Rear aspect uPVC double glazed window, electric radiator, built in storage over stairs recess.

**Bedroom 2: 10' 10" x 9' 10" (3.29m x 2.99m)**  
Front aspect uPVC double glazed window, electric radiator.

**Bedroom 3: 8' 4" x 7' 11" (2.54m x 2.41m)**  
Side aspect uPVC double glazed window, electric radiator, built in storage cupboard.



**Separate WC:**  
Side aspect opaque uPVC double glazed window, low level toilet.

**Bathroom:**  
Rear aspect opaque uPVC double glazed window, bath with side panel, electric shower over, floor standing wash basin, tiled to splash prone areas.

**Front and Side Gardens:**  
Mainly laid to lawn with two raised bed areas set within a wooden bar fence.

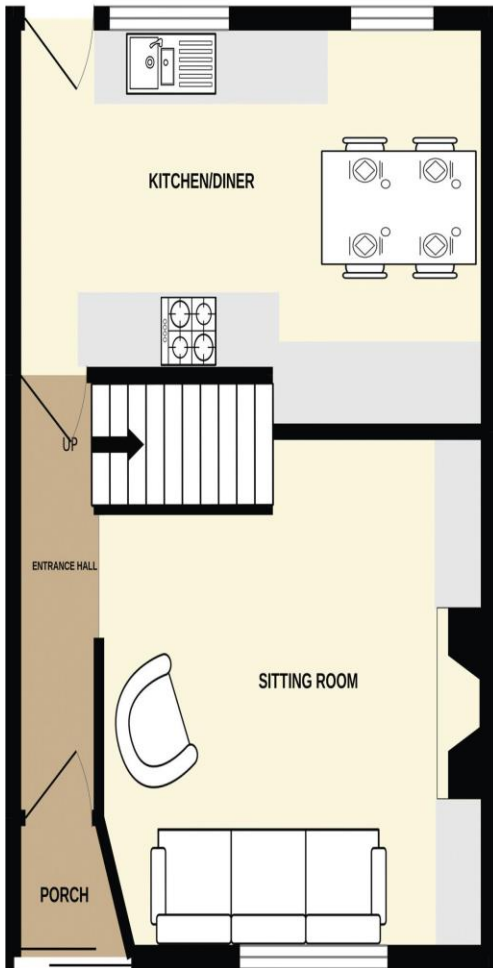
**Rear Garden:**  
Enclosed rear garden, mainly laid to patio with a small area of lawn. Access to garage and off-road parking.

**Directions:**  
What3words: ///briskly.salad.slugs

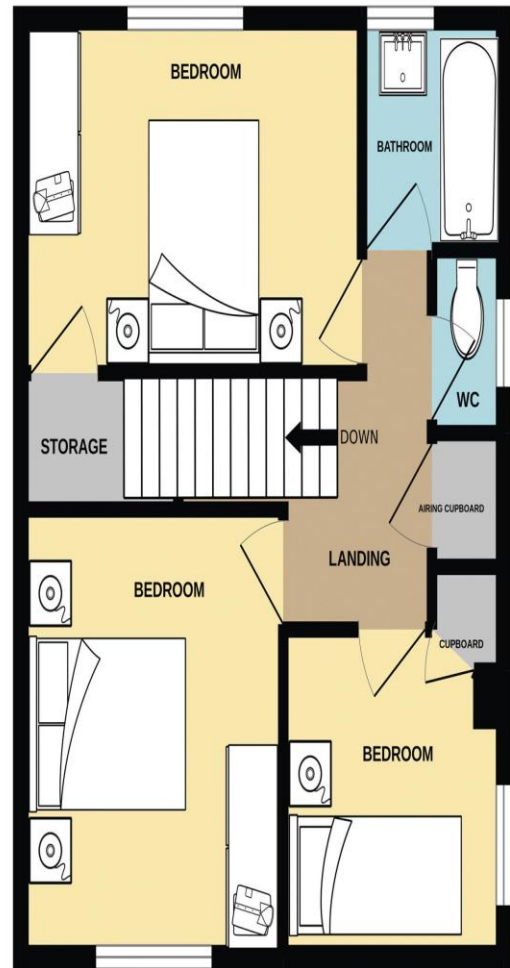
**Amenities:**  
The popular village of Othery has a range of facilities including a primary school and parish church. Langport lies about 5 miles to the south, Bridgwater 7 miles, the County town of Taunton c. 10 miles all offering a good range of facilities fulfilling most day to day needs and Street 8 miles with the popular Millfield School and Clarks Shopping Village. The M5 motorway is about 20 minutes away with access to Bristol, Bath and Exeter all about an hours drive. Mainline railway stations can be found at Taunton (Paddington) and Yeovil (Waterloo and Paddington) and Castle Cary (Paddington). Bristol airport is less than an hour's drive away.

**VIEWING ARRANGEMENTS:**  
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GROUND FLOOR



1ST 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	42	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



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