



Linden Lea, Fivehead,
Taunton, Somerset, TA3 6PU

Guide Price £500,000

4 bedrooms
Ref:EH001885



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 4 bedroom detached bungalow
- Versatile accommodation with potential annexe or area to work from home
- Bathroom and separate shower room
- Kitchen, dining room and utility room
- Open views over surrounding fields
- Swimming pool and hot tub
- Oil central heating
- Gated off road parking



A detached bungalow with versatile accommodation and countryside views to the front and side. Essentially there are 4 bedrooms, however this could easily be divided to incorporate a self contained annexe or if you were looking to run a business from home. From the master bedroom there is a patio door which provides views over the surrounding countryside from your bedroom with a patio area allowing you to have your morning coffee whilst enjoying the views of your garden, swimming pool and surrounding fields. The property is deceptive in size and is located on the outskirts of the popular village of Fivehead.



ACCOMMODATION:

Opaque glass panel door leads to:

Hallway: Side aspect opaque full length window, radiators, coving, loft hatch access, wall mounted lights, smoke detector, storage cupboard, doors off to:

Cloakroom: Side aspect window, low level toilet, vanity wash hand basin, radiator, coving.

Living Room: 19' 6" x 13' 11" (5.95m x 4.24m)

Front aspect uPVC double glazed window with countryside views, uPVC French doors lead to the garden also with views, radiator, electric coal effect fire, hearth, coving, wall mounted lights.

Dining Room: 11' 5" x 9' 11" (3.47m x 3.02m)

Front aspect uPVC double glazed window with countryside views, radiator, coving, double glass panel doors to bedroom 4/potential annexe.

Kitchen/Breakfast Room: 11' 11" x 10' 11" (3.64m x 3.32m) Max measurements. Side aspect uPVC double glazed windows with countryside views, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in electric hob and oven, extractor fan and light over, tiled splash backs, space for upright fridge/freezer, space for dish washer, radiator,





Breakfast bar, tiled splash backs, inset spot lights, coving, airing cupboard with hot water tank.

Bedroom 1: 12' 6" x 11' 0" (3.80m x 3.36m)

Side aspect patio doors giving views over the garden, swimming pool and countryside beyond, this leads to a patio area ideal for your morning coffee, radiator, coving, wall mounted air conditioning unit.

Bedroom 2: 9' 11" x 8' 1" (3.02m x 2.46m)

Min measurement not into door recess. Rear aspect uPVC double glazed window, built in wardrobe with shelving above, coving.

Bedroom 3: 9' 7" x 8' 8" (2.93m x 2.64m)

Side aspect uPVC double glazed window, radiator, coving.

Bathroom: Side aspect opaque uPVC double glazed window, jacuzzi bath with side panel, pedestal wash hand basin, low level toilet, tiled splash backs, radiator, separate shower cubicle with electric shower, wall mounted fan heater.

Bedroom 4/Family Room/Potential Annexe: 23' 2" x 13' 9" (7.05m x 4.19m) Max measurements. This room was originally accessed separately so could easily be divided to make it into an annexe or a separate area to work from home and run a potential business. With front access uPVC double glazed window with countryside views, radiators, 3 side aspect opaque windows, coving, smoke detector, doors through to:

Storage Room: 6' 0" x 3' 3" (1.82m x 1.00m)

Side aspect window and shelving.

Rear Hallway: uPVC double glazed door to the rear garden, loft hatch access, coving, doors off to:

Utility: 5' 10" x 5' 9" (1.78m x 1.76m)

Rear aspect uPVC double glazed window, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, oil fired boiler, coving, tiled splash backs, strip light.

Shower Room: Rear aspect opaque uPVC double glazed window, shower cubicle with electric shower, wall mounted wash hand basin, low level cupboard,



low level dual flush toilet, tiled splash backs, radiator, wall mounted fan heater, coving, extractor fan.

Outside:

Front: There is a gravelled frontage which is currently used as additional parking with raised flower bed borders.

Parking: There is a 5 bar gate leading to a brick paved drive which provides parking and access to:

Storage Shed/Garage: 19' 8" x 11' 6" (5.99m x 3.51m)

Min measurements. Side aspect window, power, lighting, archway to a potting shed, door to a further storage area and power plant for the swimming pool.

Side: There is a raised patio area which leads from the master bedroom providing a lovely place to view the garden, swimming pool and gardens. There is a gravelled/decking area/patio with slate chipping borders and mature trees. Steps lead down to the heated swimming pool with artificial turf surrounding and then a raised decking area, ideal to take in the views. There is a further garden area with artificial grass and gravelled edging, mature trees and summer house. Steps then lead down to the parking area.



Rear: There is a gravelled and decking area with a hot tub included in the sale price with fence panel surround.

Services: The property is on mains electricity, water and drainage with oil fired central heating.

Agents Note: Part of the Living Room was underpinned approximately 30+ years ago.

Amenities: The popular village of Fivehead lies less than 5 miles to the west of Langport and 7 miles east of the county town of Taunton. It has a range of facilities, which include village hall, Parish Church and Baptist Church, a thriving village pub, village shop selling basic groceries, gifts and crafts and a popular cafe in the village centre. Catchment area for two excellent pre-schools and primary schools in neighbouring villages of Curry Mallet (Ofsted rated Outstanding) and Curry Rivel (Ofsted rated Good). The town of Langport has a comprehensive 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 including the well-known Huish Academy and Sixth Form. Langport itself 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, Bridgwater and Yeovil with their main-line railway stations. (Waterloo and Paddington). The Dorset/Devon coast is about 25 miles.



VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530
sales@englishhomes.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. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

REFERRAL FEES (Sales) As well as our commission or fees we may also receive a reward, fee or benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you where we believe you may benefit from using their services, a discount is one of these benefits. Adrian Stables conveyancers pay us £100 + VAT, Ashfords a similar figure on average. Cooper Associates/Maywood Mortgages on average pay us around £80. The good relationships and communications that we enjoy with these providers are a benefit to all parties and in the case of conveyancers can result in discounted fees due to the volume of extra work. We do not earn fees from insurers, surveyors, tradesmen, EPC providers etc.

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.
Made with Metropix ©2024



ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

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.