



Laneside, Summerhedge Road, Pathe,
Othery, Somerset, TA7 0JD

Guide Price £300,000

3 bedrooms
Ref:EH001754



ENGLISH HOMES

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Overview

- 3 Bedroom detached cottage
- All bedrooms with dual aspect providing open countryside views
- Bedroom with en-suite
- Living Room & Separate Dining Room
- Quiet laneside location with access to countryside walks
- No onward chain
- Off road parking for numerous vehicles
- Period features
- uPVC double glazing & LPG central heating
- Ideal as a holiday home or buy to let investment



English Homes are delighted to be marketing this 3 bedroom detached cottage located on a country lane with countryside views to both the front and rear. It is a peaceful setting ideal if you are looking to watch the abundance of wildlife. The property is well maintained and updated, whilst retaining character features such as the beamed ceiling, wood burner and attractive inglenook fireplace. The accommodation is versatile in its' use with 2 reception rooms, kitchen, 3 double bedrooms, one with en-suite and a family shower room.



ACCOMMODATION:

Opaque uPVC double glazed door provides access.

Hallway:

Front aspect uPVC double glazed window, radiator, under stairs storage cupboard, smoke detector, beams to ceiling, wall mounted lights, stairs rising to first floor landing, doors off to:

Living Room: 15' 7" x 10' 5" (4.75m x 3.17m)

Dual aspect uPVC double glazed windows giving countryside views, radiator, beams to ceiling, mantel, wall mounted lights.

Dining Room: 13' 8" x 10' 2" (4.17m x 3.09m)

Max measurement. Dual aspect uPVC double glazed windows to the front and rear giving countryside views, radiator, 8Kw multi fuel burning stove with inglenook fireplace, tiled hearth, wall mounted lights, beams to ceiling and door to:

Kitchen: 10' 10" x 9' 0" (3.29m x 2.75m)

Min measurement. Rear aspect uPVC double glazed window giving countryside views, a range of low level and wall mounted kitchen



units, roll top work surfaces, electric cooker, stainless steel extractor hood over, tiled splash backs, inset spot lights, smoke detector, space for upright fridge/freezer, Belfast sink with mixer taps, integrated slimline dish washer, space and plumbing for washing machine, stairs rising to first floor landing, opaque uPVC double glazed door to the front and door to:

Shower Room:

Rear aspect opaque uPVC double glazed window, tiled window sill, corner shower cubicle, pedestal wash hand basin, low level dual flush toilet, tiled flooring, tiled to full height, inset spot lights, extractor fan, heated towel rail.

Landing:

Front aspect uPVC double glazed window with countryside views, radiator, smoke detector, loft access, doors to:

Bedroom 1: 15' 7" x 10' 7" (4.75m x 3.22m)

Dual aspect uPVC double glazed windows to both the front and rear with countryside views, radiator.

Bedroom 3: 10' 8" x 10' 4" (3.25m x 3.15m)

Dual aspect uPVC double glazed windows to the front and rear with countryside views, radiator, built in wardrobe with shelving above, reading lights.

Bedroom 2: 10' 10" x 10' 4" (3.31m x 3.14m)

Max measurement. Dual aspect uPVC double glazed windows to the front and rear with



countryside views, radiator, loft hatch access, reading lights, door through to:

En-Suite:

Velux window, low level dual flush toilet, pedestal wash hand basin, corner shower cubicle, tiled flooring, tiled to full height, extractor fan, inset spotlights, heated towel rail.

Outside & Parking:

There is a gravelled area providing off road parking for numerous vehicles. To the other side is a small grassed area with a hedgerow to the rear.

Store: 10' 3" x 8' 0" (3.12m x 2.44m)

Wood door provides access to a store with a side aspect uPVC double glazed window and under a pitch tiled roof.

Directions:

What3words: ///snitch.jugs.latter

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.

Services:

The property is on mains electric and water with LPG central heating and a Klargester septic tank installed in Spring 2022.

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. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work. 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.

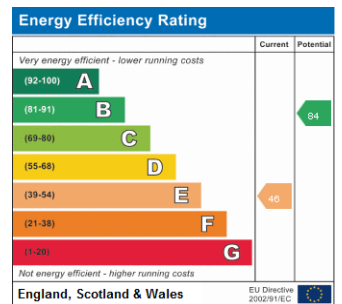
1ST FLOOR



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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