



## Standerwick Orchard, Broadway, Somerset, TA19 9SL

A pretty cottage-style home with garage and undercover parking in this attractive small village development, offered for sale with no onward chain.

Offers In Excess Of  
**£260,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Standerwick Orchard,  
Broadway,  
Somerset,  
TA19 9SL**

- Council Tax Band C
- End of terrace cottage
- Low maintenance garden
- Garage and additional carport parking
- Character features including oak doors
  - Sitting Room with woodburner
    - Two double bedrooms
    - Electric Central Heating
    - No onward chain

Viewing strictly by appointment through Symonds & Sampson Ilminster Sales Office on 01460 200790







### The Property

A cottage style front door opens into an attractive sitting room with feature brick fireplace and stone hearth, housing a woodburning stove. The stairs lead up to the first floor and an oak latch door opens through into an inner hall with handy downstairs cloakroom to one side. A further oak latch door opens into a light and airy kitchen / breakfast room across the rear of the property with french doors leading to the rear garden. The kitchen is fitted with a range of cream shaker style fitted units comprising floor and wall mounted storage cupboards including wine racks, pull out drawers, and display cabinets with work surfaces over incorporating integrated fridge and freezer, space for both washing machine and dishwasher, there is also a double RangeMaster with overhead extractor included.

On the first floor there is access to the loft via the landing and oak latch doors leading to two good size bedrooms and a bathroom. The landing also includes the airing cupboard with the electric central heating and hot water system. The

bathroom has a window to the rear and is fitted with white suite comprising panelled bath with mains shower over, WC and wash hand basin. The main bedroom overlooks the front of the property and benefits from an overstairs fitted wardrobe.

### Outside

The front borders are gravelled with step to the front door. At the rear the garden is fully enclosed by brick walling and fence making it safe and secure, with a solid timber gate leading out to the shared driveway / parking area at the rear. The garden is over two levels with a raised decking area by the kitchen french doors and steps down to the courtyard style paved garden with brick edged flower border to one side. There is also an external power point. A pedestrian door leads into the back of the attached single garage, which also has power connected. Across from the garage is a further undercover parking area via an attached car port.

### Situation

The property is part of a small development that was

designed to blend in with the surrounding village street scenes. The properties of Standerwick Orchard offer the chance to own a character home with all the conveniences of a modern property. Whilst located in the village of Broadway it is within easy reach of both Broadway and Horton. Both villages have a great range of local village facilities. The Five Dials is a well-supported and popular pub with accommodation, open Tuesday – Sunday. The Bell Inn is also proving very popular. For families there are two playgrounds, a pre-school and the very well respected Neroche Primary School in Broadway. There is also a post office in Horton. The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club. There is an NHS Doctors Surgery/Pharmacy within Broadway. The villages are just a short drive from the A358 and A303 and therefore have excellent road links. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award winning butchers, delicatessen, bakers, cheese and dairy shop, as

well as two town centre supermarkets for your everyday essentials. Ilminster also provides the local doctors surgeries and dentists, as well as various hairdressing salons, dry cleaners and wonderful well-stocked hardware store.

### Services

Mains water, drainage and electricity are connected.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is available from three providers indoors and four providers outdoors.

(Information from <https://www.ofcom.org.uk>)

### Local Authority

From 1st April 2023 – Somerset Council

### Flood Risk

Stated as very low risk from both the Rivers and Sea, and Surface Water

Stated as unlikely from groundwater and reservoirs

<https://check-long-term-flood-risk.service.gov.uk/risk>

### Directions

If entering Broadway from the A358, come into the village passing the church and pond on the village edge and proceeding into the village. Continue past the Suggs Lane turning and the village school, beyond which you will pass The Bell Inn public house, also on your left. Take the left hand turning into Goose Lane and then right into Standerwick Orchard. Take the first left and the property can be found on the left hand side as indicated by our for sale board.

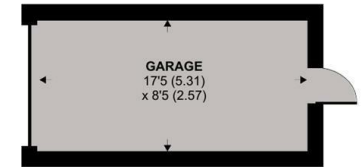
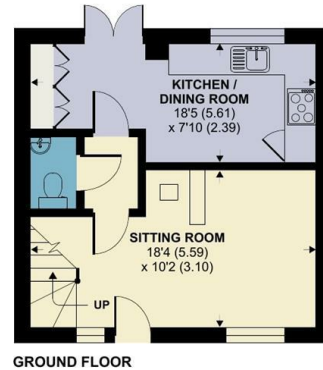
## Standerwick Orchard, Broadway, Ilminster

Approximate Area = 678 sq ft / 62.9 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 827 sq ft / 76.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	50
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 978574



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