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ESTATE AGENTS



2 Millards Kicks Hill, Middlezoy, TA7 0NU

£429,950

A generously proportioned detached bungalow set in fantastic mature gardens with outstanding views and in the desirable village of Middlezoy. The property has been extensively improved by the current vendors to include; a rewire, newly fitted kitchen, newly fitted shower room, newly installed conservatory. In brief the accommodation comprises porch, spacious hallway, living room, modern kitchen/breakfast room, conservatory, utility room with access to garage and garden, three good size bedrooms and a modern shower room. One of the main features of the property is its delightful gardens which is of a generous size and contains a number of attractive features to include a summerhouse and views towards the Polden Hills. The property has plenty of parking leading to a garage with electric door.

The village of Middlezoy is situated approximately 7 miles to the east of Bridgwater and 10 miles from Taunton. It has a church, Post Office/shop, village hall, primary school and pub. It is ideally situated for exploring the famous Somerset Levels.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via double glazed door to:

ENTRANCE PORCH

Dual aspect double glazed windows. Double glazed door to:

ENTRANCE HALLWAY

Doors to living room, kitchen, bedrooms, shower room and garage. Airing cupboard housing water tank. Built in storage cupboard. Radiator, coving, dado rail.

LIVING ROOM

Dual aspect double glazed windows. Feature fireplace. Radiator, coving. Double glazed patio doors to the conservatory.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with quartz effect roll top work surfaces over and sink and drainer unit inset. Tiled splash backs and surrounds. Integrated appliances to remain to include oven and grill, induction hob with concealed extractor over, integrated dishwasher. Space for fridge freezer. Breakfast bar, tiled flooring, radiator, skylight, coving, double glazed stable door to:

CONSERVATORY

Double glazed conservatory with skylight. Double glazed French doors to the garden. Wood effect flooring, radiator.

BEDROOM ONE

Side aspect double glazed window, built in wardrobes, radiator, coving.

BEDROOM TWO

Double glazed window to side aspect. Radiator, coving.

BEDROOM THREE

Front aspect double glazed window, radiator, coving. Door to:

W.C

Fitted with a white two piece suite comprising wash hand basin and W.C.

SHOWER ROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising large shower cubicle with mains shower over, vanity wash hand basin and close coupled WC with push button flush, vinyl flooring, panelled walls, heated towel rail, coving.

GARAGE

Electric door to the front. Power and light connected.

UTILITY AREA

Work surface with space for washing machine beneath. Wall mounted oil fired boiler. Double glazed stable door to the garden.

EXTERIOR

PARKING

On own drive way for multiple vehicles.

GARDEN

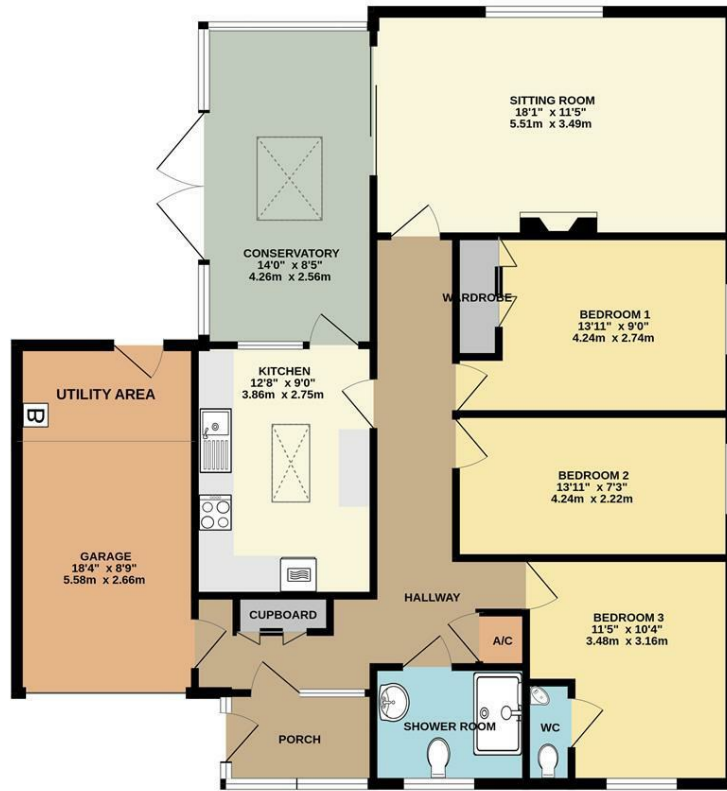
Fully enclosed with panel fencing and hedgerow. Mainly laid to lawn with mature shrubs, flower beds, fruit trees and plants inset. Raised patio area which is perfect for entertaining on summer evenings. In addition there is a timber summerhouse and a shed to the side providing storage. Double timber gates leading to the front of the property.

SERVICES

Mains drainage, oil fired central heating and electric.

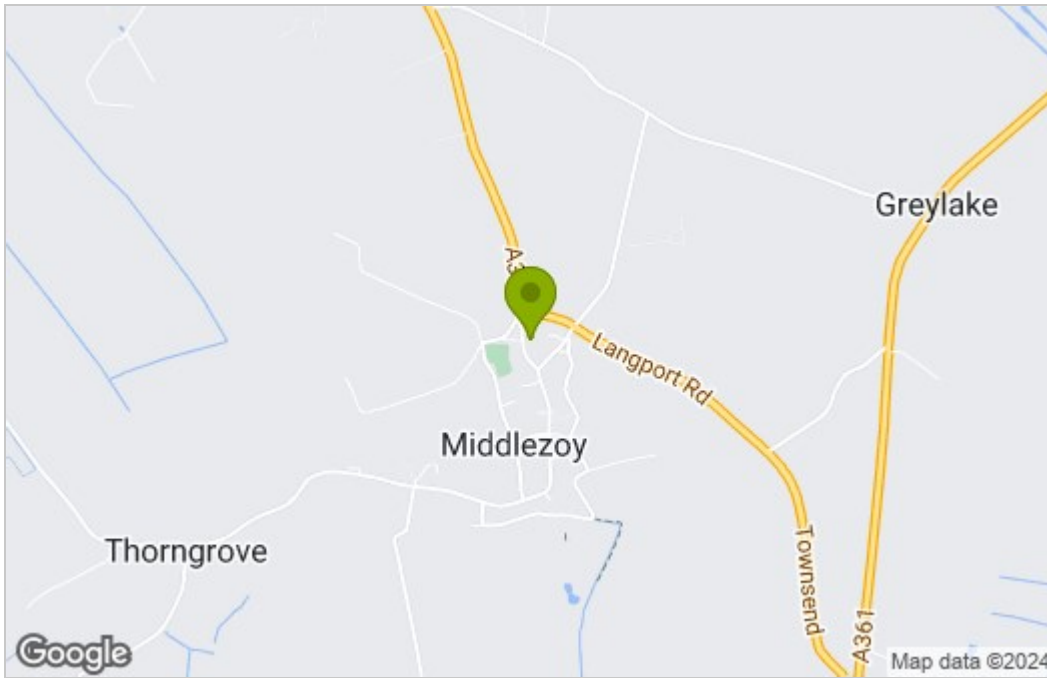
Floor Plan

GROUND FLOOR

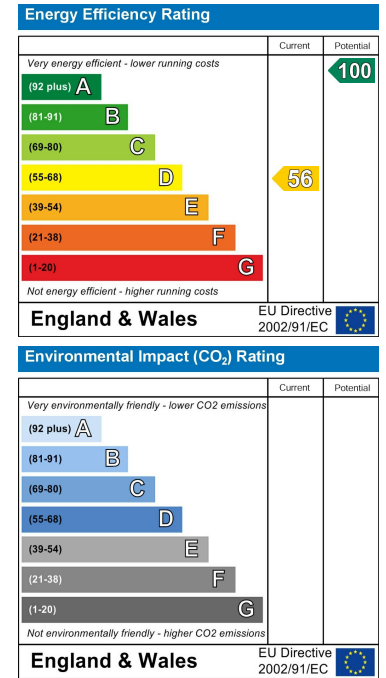


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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