



Howzat





# Howzat

Fitzhead, Taunton, TA4 3JW

Milverton 2 miles, Wiveliscombe 3 miles, Taunton Town Centre  
9 miles

An individual detached bungalow designed to take advantage of its wonderful setting overlooking fields situated on the outskirts of the popular village of Fitzhead

- Impressive detached bungalow
- Three reception rooms and conservatory
- Three bedrooms and bathroom
- Delightful gardens backing onto fields
- Council Tax band D
- Wonderful rural setting
- Kitchen, utility and wc
- Stone built garage, store and parking
- No onward chain
- Freehold

Guide Price £550,000

## SITUATION

Being slightly elevated Howzat has been designed to take full advantage of the wonderful setting and enjoys beautiful views over surrounding countryside and towards the village church. The property provides an ideal combination of an attractive rural setting, but within walking distance of the village of Fitzhead which has a church, village hall and cricket pitch. The village is conveniently situated between the villages of Milverton and Halse. Milverton offers a thriving community with a number of clubs and organisations with amenities including a pub, hairdresser, convenience store, post office, church, doctors surgery and primary school.

## DESCRIPTION

Howzat is a charming detached 1930's bungalow situated in beautifully landscaped gardens which back onto open fields and enjoys wonderful views being situated on the outskirts of the popular village of Fitzhead. The bungalow has been lovingly maintained over the years and could now benefit from modernisation.





## ACCOMMODATION

The well proportioned accommodation includes an entrance hallway with doors to bedrooms and reception rooms. The sitting room centres upon an open fireplace with wood burning stove with timber surround and window to front. There is an arched opening through to the dining room which has sliding double glazed door to the conservatory, door to storage cupboard and door to kitchen which is fitted with a range of matching Shaker style wall and base units, granite effect worktops, inset single drainer sink unit, electric hob with extractor hood over, space for dishwasher, space for fridge, built in double oven, windows overlooking the garden. From the kitchen a door leads to a study which has front aspect window, a utility room with door to outside and door to shower room with wc.

There are three good sized bedrooms, one with built-in wardrobes, and a family bathroom with corner bath, wash basin and wc.

## OUTSIDE

It is the setting that is so special, situated on a good sized plot backing onto open fields on two sides. There is a gated entrance which opens onto a gravelled hardstanding with parking for a number of vehicles and access to a stone built garage with up and over door, and storage areas to one side. There is access to either side of the bungalow leading to the rear garden.

The rear garden is a particular feature of the property and includes a deep paved terrace with steps leading down to the lawn with summerhouse to one side and surrounded by deep planted herbaceous borders with specimen trees and shrubs. There is a tiled covered lean-to which is perfect for barbecues, a further storage shed and greenhouse with former vegetable garden to one side.

## SERVICES

Mains water, electricity, drainage. Oil fired central heating. Ultrafast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the services.

## DIRECTIONS

Leave the B3227 heading towards Milverton, proceed through the village of Preston Bowyer and continue through the S bend and at the brow of the hill turn right signposted to Fitzhead. Follow the signs into the village of Fitzhead, proceed through the village heading towards Halse and after about half a mile on the sharp lefthand bend the entrance to Howzat can be identified on the right hand side identified by a Stags For Sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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