



**Summerleigh, Monksilver, Taunton, TA4 4HY**

**welcome to**

**Summerleigh, Monksilver, Taunton**

A tucked away position within the sought after Somerset village of Monksilver is this well presented individually designed detached split level four bedroom residence enjoying a large plot & views towards the surrounding countryside. The property benefits from LPG central heating & double garage



## Double Glazed Front Door

Leading to

## Entrance Lobby

With tiled floor, doors leading to

## Entrance Hall

With fitted carpet, radiator, staircase rising to lower ground floor and first floor landing, door leading to

## Lounge

17' 10" x 11' 2" ( 5.44m x 3.40m )

Double glazed windows to front and side overlooking the garden, fitted carpet, two radiators, fireplace, double doors leading to the dining room.

## Dining Room

11' 5" x 9' 10" ( 3.48m x 3.00m )

With laminate floor, radiator, double glazed porthole window to rear, double glazed patio doors leading to the conservatory, door leading to the kitchen/breakfast room.

## Conservatory

12' 11" max x 10' ( 3.94m max x 3.05m )

Double glazed patio doors leading to the rear garden, double glazed windows overlooking the garden, laminate floor, night storage heater, wall light points.

## Kitchen/ Breakfast Room

23' 5" max x 14' 4" max ( 7.14m max x 4.37m max )

Double glazed windows to rear and sides, double glazed porthole window, door leading to the side, a range of fitted base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit, integrated double oven, inset hob with stainless steel cooker hood over, tiled splashbacks, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled floor, two radiators, wall mounted Worcester boiler serving the domestic hot water and central heating systems, doors to

## First Floor Landing

Double glazed skylight window to front, built in storage, fitted carpet, door leading to

## Bedroom One

14' 9" max x 14' 3" max ( 4.50m max x 4.34m max )

Double glazed skylight window to front, double glazed porthole window to side enjoying a view of the church, double glazed window to rear with window storage seat, radiator, fitted carpet, built in storage, door to

## Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising vanity wash hand basin with cupboard under, low level WC, shower cubicle, vinyl floor, radiator, part tiled surrounds.

## Lower Ground Floor Hall

With fitted carpet, doors leading to

## Bedroom Two

12' 5" x 9' 10" ( 3.78m x 3.00m )

Double glazed window to rear, fitted carpet, radiator, door leading to

## Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, low level WC, wash hand basin, part tiled surrounds, vinyl floor.

## Bedroom Three

13' 2" x 9' 10" ( 4.01m x 3.00m )

Double glazed window to front, radiator, fitted carpet.

## Bedroom Four

13' 5" x 8' 3" ( 4.09m x 2.51m )

Double glazed window to front, radiator, fitted carpet.

## Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled surrounds, shaver point, vinyl floor.

## Outside

The property is approached through timber double gates giving access to a block paved driveway offering ample off road parking.

To the side of the driveway the beautiful mature garden wraps around the property leading to a paved walkway to the right which brings you back out on the drive. The mature garden comprises laid to lawn well stocked flower and shrub beds and various trees. There is a wooden pergola with climbing plants and a rockery leading to a paved seating area, a paved walkway wraps around the property. Located to the rear of the property is the LPG gas cylinder concealed behind fencing. There is a large greenhouse and a garage/workshop for storage or potting. The detached double garage offers the potential to convert to ancillary accommodation subject to planning permission.

## Detached Double Garage

22' 2" x 18' 6" ( 6.76m x 5.64m )

With tow up and over doors, light and power, windows to rear, door to side.

## Council Tax Band

F

## Location

The property occupies a simply superb location within the favoured village of Monksilver over which wonderful views are afforded. The location affords far reaching views over the surrounding traditional countryside right on the edge of the Exmoor National Park. Monksilver offers a popular pub and attractive parish church whilst the rural centre of Williton is only 3 miles away where a good level of day to day facilities will be found. The County Town of Taunton is about 13 miles away where a wide range of shopping, recreational and scholastic facilities will be found together with M5 interchange (junction 25) and rail link to London (Paddington).



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welcome to

## Summerleigh, Monksilver, Taunton

- Sought After Somerset Village of Monksilver
- Individually Designed Detached Split Level Residence
- Three Reception Rooms - Four Bedrooms
- Kitchen/Breakfast Room - Conservatory - LPG Central Heating
- Large Plot with Well Presented Gardens - Double Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: F

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106716 - 0003

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