



2 Church Street



2 Church Street

, Kingsbury Episcopi, Somerset, TA12 6AU

Martock 2.5 miles. South Petherton and Langport 4.5 miles.
Yeovil 9.5 miles.

A well appointed three bedroom semi-detached cottage situated in the heart of this sought after village with courtyard garden, parking space and versatile studio/utility/workshop. EPC Band F.

- Central Village
- Kitchen/Breakfast Room
- Courtyard Garden
- Versatile Studio/Utility/Workshop
- Council Tax Band C
- Two Reception Rooms and Study
- Three Bedrooms and Bathroom
- Parking Space
- Freehold

Guide Price £385,000

SITUATION

2 Church Street lies in the heart of this sought after village and is surrounded by wonderful countryside, together with numerous footpaths, in which to explore. The village has an excellent community shop which also offers a post office and cafe. There is also an excellent public house, modern village hall and church. For a greater selection both South Petherton and Martock are within a few miles where an excellent range of day- to-day facilities can be found.

The larger town of Yeovil is within 9.5 miles, shopping, recreational and scholastic facilities can be found including a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

2 Church Street comprises a three bedroom semi-detached cottage constructed principally of hamstone with brick quions and contained beneath a tiled roof. It also boasts a single storey extension which is of rendered appearance and is contained beneath an Evalon high quality roofing membrane and long lasting flat roof. The property benefits from uPVC double glazed windows throughout, together with bottled gas fired central heating serving four radiators. Additional heating is from a wood burning stove and an electric radiator on the landing. The cottage is light and airy and is deceptively spacious with two good sized reception rooms, all with Karndean flooring, as well as a study, along with a well fitted kitchen/breakfast room on the ground floor and on the first floor are three bedrooms and a bathroom. Outside is a courtyard garden together with off road parking for one vehicle and a useful studio/utility room/cloakroom.



ACCOMMODATION

A wooden door leads to the entrance storm porch with has double glazed windows on either side together with a further door opening directly into the spacious sitting room, which is spacious. At one end is a log burner on a slate hearth and on the far end is two recessed cupboards with shelving over. There are exposed ceiling timbers, together with two windows to the front, two wall light points, radiator and glazed door leading to the dining room. Stairs rising to the first floor with cupboard under, obscure glazed window to rear, one wall light point and radiator. Adjoining study with useful store cupboard with hanging rail and shelf, obscure glazed window to rear and shelf. The kitchen/breakfast room is comprehensively fitted comprising a belfast sink with mixer taps over, adjoining granite worktop with a range of floor and wall mounted cupboards and drawers. Smeg 5 burner gas hob with stainless steel extractor hood over, Bosch electric double oven and grill and plumbing for dishwasher. Wall mounted Worcester bottled gas fired boiler supplying four radiators and the hob. Integrated fridge/freezer and breakfast bar, stable door to the front courtyard. Landing with windows to front and rear including window seat to front, trap access to roof void and linen cupboard with slatted shelving and electric heater. Bedroom one with views from two aspects, a range of built in cupboards and radiator. Adjoining dressing area with fitted wardrobes. Bedroom two with window overlooking the Methodist Church. Built in mirror fronted wardrobes and radiator, trap access to the roof void. Bathroom comprising; P-shaped bath with Mira sport shower over, vanity unit with inset wash hand basin and concealed WC. Heated towel rail and Karndean flooring. Bedroom three with views from two aspects and fitted wardrobe.

OUTSIDE

To the side of the property is an off road parking space, beyond which is a gated amenity area with log store, bin storage area, gas bottles and a useful store room. Leading off the kitchen is an attractive courtyard garden with trellis fencing on the street side. It is fully paved together with outside courtesy light and cold water tap. It is an excellent area for outdoor entertaining and also has two raised brick planters, together with a gateway to the small drive and door leading to the studio/utility/workshop, which is insulated and sound proofed and has space and plumbing for washing machine and tumble dryer together with low level WC and vanity unit with inset wash hand basin. Electric light and power is also connected together with various downlighters.

SERVICES

Mains water electricity and drainage are connected. Bottled gas fired central heating to four radiators.

Broadband Availability: ADSL under 24 Mbps. Superfast 24-100 Mdps (ofcom)

Mobile Availability: EE, O2 and Three (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil office. Telephone 01935 475000.

DIRECTIONS

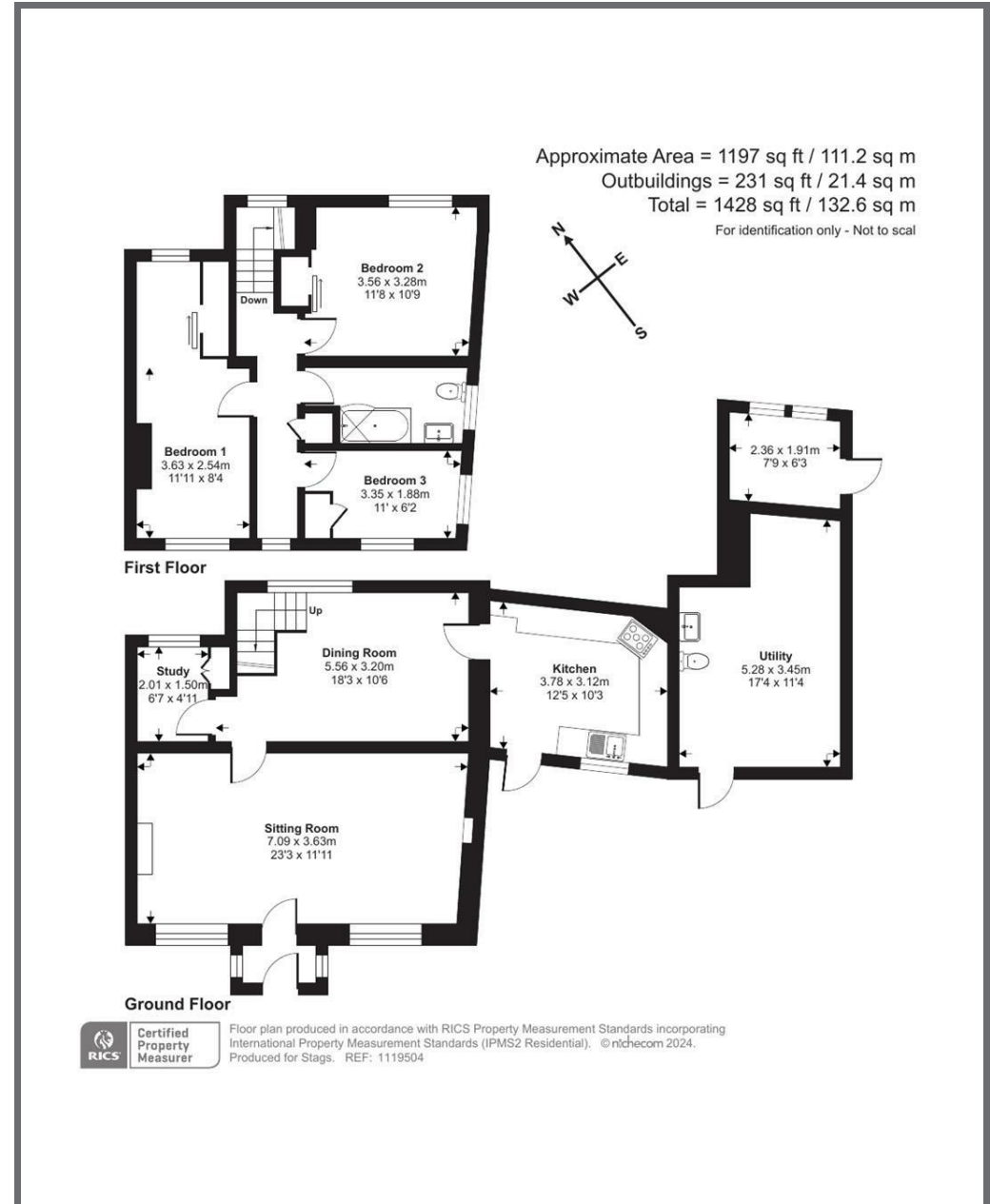
From the A303 at Cartgate roundabout follow the signs to Ash. Continue through the village of Ash, down through Highway to the traffic lights at Stapleton Cross. Continue straight across though the village of Coat and shortly afterwards, turn right at Gawbridge, signposted Kingsbury Episcopi. Follow the road into the village and at the T-junction turn right, passing the pub on your left hand side and take the next turning right into Church Street. No 2 will be seen immediately on your left hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS

Surface water - Low risk of flooding (environmental agency)



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		66
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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