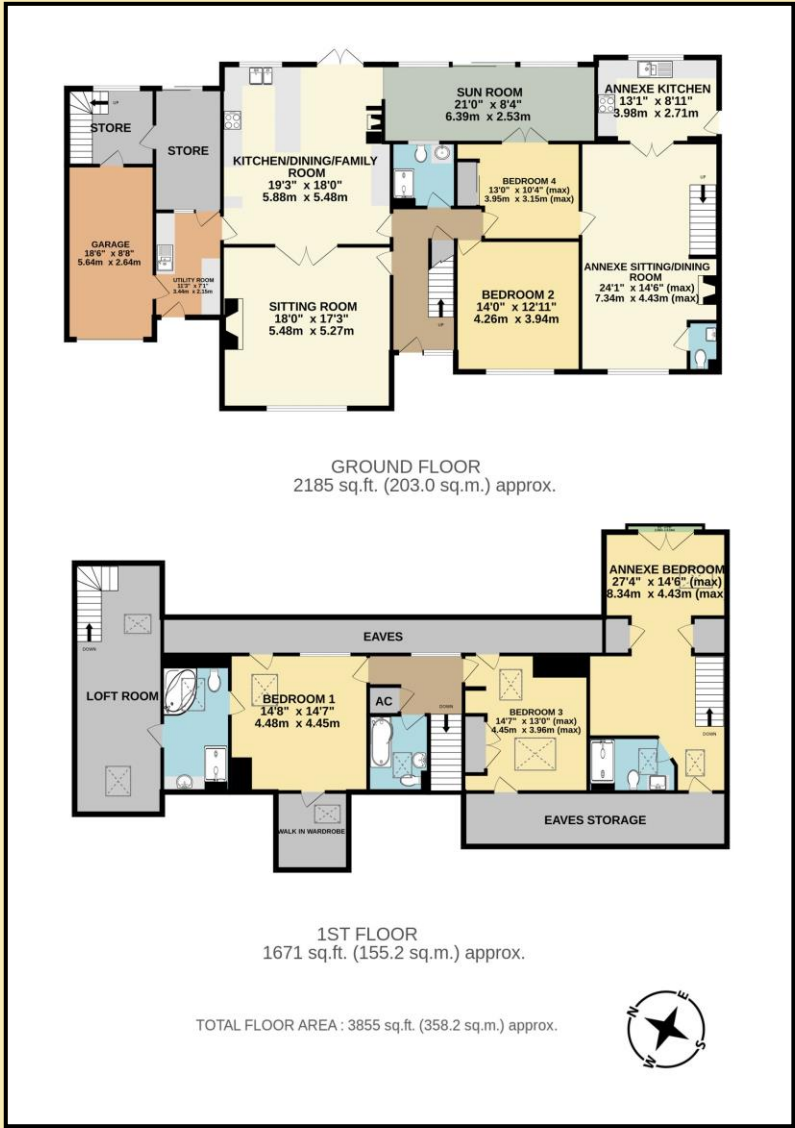




Outside

The property is located off the quiet Ruskway Lane and accessed via the large tarmac off road parking area with ample space for many vehicles heading the front and side aspects. Beds and borders are filled with a good variety of low shrubs and plants. Gates to either side of the property give access to:

The level rear garden is of a very good size and fully enclosed by timber fencing. A paved patio can be accessed from the sunroom doors and leads on to the main lawn with mature shrubs and trees. At the side of the lawn is an attractive feature raised pond. Two good size timber built log store and garden store. The oil storage tank is concealed to the rear of the log store and the oil fired boiler is to the side of the utility room door. Outside water tap and lights.

Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band TBA

Services: Mains Electric, Water and Drainage. Oil Fired Heating.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £775,000

**Ruskway Lane, Westport, Nr Langport,
Somerset TA10 0BW**

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 53315

E: ilminster@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

Grey Gables, Ruskway Lane,
Westport, Nr Langport,
Somerset TA10 0BW

Guide Price: £775,000

- Detached Chalet Bungalow with Annexe
- Quiet Hamlet Location
- 4 Double Bedrooms & 1 Bedroom Annexe
- Superb Kitchen/Dining/Family Room
- 21ft Sitting Room & 21ft Sunroom
- Utility Room & Lots of Storage Space
- Ground Floor Wet Room & First Floor Bathroom
- Double Glazing & Oil Fired Heating
- Garage & Off Road Parking for Many Vehicles
- Large Mature Rear Garden with Log Store & Garden Store

Situated on a quiet country lane on the hamlet edge of Westport is this detached and extended chalet style 4 double bedroom bungalow with an attached self contained and spacious 1 bedroom annexe. Large mature rear garden, garage and off road parking for many vehicles. The property provides versatile accommodation for multi generational living and comprises; entrance hall, sitting room with fireplace, superb kitchen/dining/family room with quartz worktops, log burner and access to the garden, utility room, orangery style sunroom with access to the patio, ground floor wet room, en suite bathroom and walk in wardrobe to the master bedroom and a first floor white suite bathroom. The annexe comprises; kitchen, 24ft sitting/dining room, cloakroom and an en suite shower room to the 27ft bedroom. Further benefits from lots of storage, double glazing and oil fired heating.



Approach
Approached from the quiet country lane and accessed via the large tarmac off road parking area heading the garage, front and side aspects providing ample parking for many vehicles. The storm porch with light over heads the double glazed front door and side panel opening to:

Entrance Hall
With stairs rising to the first floor, double panel radiator, wall light point, smoke detector and coving. Deep built in under stairs storage cupboard.

Sitting Room: 18' 0" x 17' 3" (5.48m x 5.27m)
Double glazed window to the front aspect, feature brick built fireplace with space for an electric log burner style fire. Dado rail, wall mounted radiator, five wall light points and a TV point. Glazed double doors opening to:

Kitchen/Dining/Family Room: 19' 3" x 18' 0" (5.88m x 5.48m)
Over looking the rear garden with a double glazed window and double glazed french doors opening to the patio. Fitted with a superb range of two tone light fronted shaker style wall and base units, solid quartz worktops and upturns over. Inset twin stainless steel bowls with Quooker mixer tap over. Built in high level AEG combination ovens, separate AEG induction hob with a stainless steel Neff chimney style extractor over. Integrated dishwasher and space for a large upright fridge/freezer. Freestanding log burner on a slate hearth, single panel radiator, ladder style heated towel rail, recessed ceiling spotlights, smoke/heat detector and coving. Door to the utility room and an opening to:

Sunroom: 21' 0" x 8' 4" (6.39m x 2.53m)
A superb orangery style sunroom over looking the rear garden with double glazed windows and sliding patio doors opening to outside. Double panel radiator, TV point and recessed ceiling spotlights.

Utility Room: 11' 3" x 7' 1" (3.44m x 2.15m)
Fitted with a range of oak wall and base units, rolled edge worktops over and part laminate panelled walls. Inset stainless steel one and half bowl and drainer with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Laminate flooring and a part double glazed door opening to the front aspect. Internal access door to the garage and a further part glazed door and window to:

Store: 13' 1" x 7' 2" (3.99m x 2.18m)
With double glazed sliding patio doors opening to outside, tiled flooring, wall mounted water tap, power and light connected. Door to:

Store: 9' 4" x 8' 3" (2.84m x 2.51m)
With a double glazed window to the rear aspect and fitted with wall units. Stairs rising to the loft storage room.

Bedroom 2: 14' 0" x 12' 11" (4.26m x 3.94m)
Double glazed window to the front aspect, single panel radiator and coving.

Bedroom 4: 13' 0" x 10' 4" (3.95m x 3.15m) (max)
Glazed french doors opening to the sunroom, built in double wardrobe, double panel radiator and coving. Access door to the attached annexe.

Wet Room: 6' 11" x 6' 10" (2.10m x 2.09m)
Fitted with a modern white suite comprising; walk in shower with a glass screen and wall mounted thermostatic shower and rainfall head over. Vanity unit with a circular wash hand basin and mixer tap over. Low level WC. Double glazed window to the rear aspect into the sunroom, part tiled and laminate panelled walls, tiled floor, ladder style heated towel rail, extractor and recessed ceiling spotlights.

First Floor Landing
With a double glazed window to the rear aspect, built in cupboard housing the hot water cylinder tank. Single panel radiator, smoke detector and coving.

Bedroom 1: 14' 8" x 14' 7" (4.48m x 4.45m)
Double glazed window and Velux window with built in blind to the rear aspect over looking the garden. Double panel radiator and a TV point. Access to the eaves. Door to the walk in wardrobe with a Velux window to the side aspect and fitted with shelving. Light connected. Further door from the bedroom to:

En Suite Bathroom: 13' 5" x 7' 5" (4.08m x 2.25m)
Fitted with a white four piece suite comprising; 1200mm x 750mm rectangular cubicle with a glass screen, door and a wall mounted thermostatic shower over. Corner panel bath with a telephone style mixer tap and shower attachment over. Fitted bathroom storage units with an inset wash hand basin over. Low level WC with a concealed cistern. Velux window to the rear aspect, part laminate panelled walls, ladder style heated towel rail and recessed ceiling spotlights. Door to the over garage loft storage room.

Bedroom 3: 13' 0" x 12' 4" (3.96m x 3.76m) (max)
Velux windows with built in blinds to both the front and rear aspects, built in double wardrobe, wall mounted radiator, access to the roof void and recessed ceiling spotlights. Access to the eaves.

Bathroom: 8' 3" x 6' 6" (2.51m x 1.97m)
Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a curved glass screen, central mixer tap and a wall mounted thermostatic shower over. Pedestal wash hand basin with taps over. Low level WC. Velux window to the front aspect, tiled walls and flooring, extractor, wall light with shaver point.

Loft Room: 26' 10" x 8' 8" (8.17m x 2.64m)
Located above the garage and accessed either from the ground floor store staircase or the en suite shower room. Velux windows to the side and front aspects, access to the roof void.

Attached Annexe
A good size attached annexe with access direct from the main property and also a uPVC part double glazed door to the side aspect opening to:

Annexe Kitchen: 13' 1" x 8' 11" (3.98m x 2.71m)
Fitted with a range of cream fronted wall and base units, rolled edge worktops and upturns over. Inset stainless steel one and half bowl and drainer with mixer tap over. Built in electric oven with a halogen hob and chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the rear aspect over looking the garden, laminate flooring and recessed ceiling spotlights. Glazed double doors opening to:

Annexe Sitting/Dining Room: 24' 1" x 14' 6" (7.34m x 4.43m) (max)
Double glazed window to the front aspect, feature freestanding log burner on a slate hearth. Two double panel radiators, TV point, coving and a wall mounted electric consumer unit. Stairs rising to the first floor and a door to:

Cloakroom: 5' 6" x 2' 9" (1.68m x 0.83m)
Fitted with a white two piece suite comprising; low level WC and a vanity wash hand basin with mixer tap and splash back over. Coved ceiling.

Annexe Bedroom: 27' 4" x 14' 6" (8.34m x 4.43m) (max)
Double glazed french doors over looking the rear garden and opening to the juliet balcony. Velux windows with blinds to the side and front aspects, two built in over stairs storage cupboards, a double and a single panel radiator, access to the roof void and eaves. Door to:

En Suite Shower Room: 9' 4" x 5' 0" (2.84m x 1.52m) (max)
Fitted with a modern white three piece suite comprising; 1200mm x 850mm cubicle with a glass door and wall mounted thermostatic shower over. Vanity wash hand basin with mixer tap over. Low level WC. Velux window to the front aspect, chrome ladder style heated towel rail and recessed ceiling spotlights.

Garage: 18' 6" x 8' 8" (5.64m x 2.64m)
An attached single garage with an electric roller door to the front aspect heading the driveway. Wall mounted electric consumer unit and meter. Power and light connected. Internal access door to the main property.