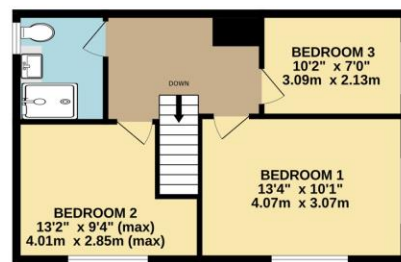
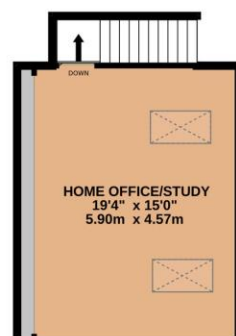
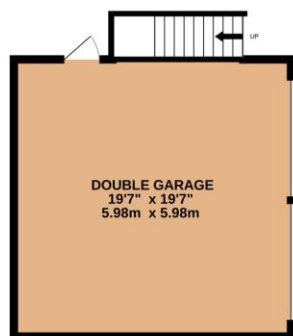


GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) approx.

Tenure: Freehold

Council Tax: Band B

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: £400,000

**Sharlands, Barrington, Nr Ilminster,
Somerset TA19 0JF**

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

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Tarr Residential

1 Sharlands,
Barrington, Nr Ilminster,
Somerset TA19 0JF

Guide Price: £400,000

- Beautifully Presented Semi Detached Property
- Edge of Picturesque Village Location
- Superb Countryside Views
- 3 Bedrooms & Spacious Home Office/Study
- Sitting Room with Log Burner & Bay Window
- 17ft Kitchen/Dining Area & Utility Room
- Ground Floor & First Floor Shower Rooms
- Double Glazing & Oil Fired Heating
- Double Garage & Off Road Parking for Multiple Vehicles
- Stunning Mature Gardens Backing onto Fields

Situated to the edge of the Sharlands cul-de-sac on the outskirts of the picturesque village of Barrington is this beautifully presented and updated semi detached, 3 bedroom property with superb gardens enjoying far reaching countryside views over farmland and beyond. detached double garage with spacious home office/study above and off road parking for multiple vehicles. The property comprises; entrance hall, 17ft dual aspect sitting room with bay window and log burner, 17ft kitchen/dining area, utility room, ground floor and first floor modern white suite shower rooms. Further benefits from double glazing, oil fired heating and an outside store.



Approach

Situated on the village edge of Barrington and accessed via timber gates opening to the gravel chipped off road parking area with space available for multiple vehicles heading the double garage. A path leads to the part double glazed front door. A pedestrian gate from the lane opens to a further path leading to the front door.

Entrance Hall

With stairs rising to the first floor, single panel radiator and tiled flooring. Door to:

Sitting Room; 17' 5" x 15' 7" (5.30m x 4.74m) (max)

A dual aspect room with a double glazed bay window to the side and a further double glazed window to the front. Attractive feature fireplace with a wood mantle, slate hearth and an inset log burner. Two wall mounted modern radiators and a smoke detector. Door to:

Kitchen/Dining Area: 17' 1" x 9' 7" (5.21m x 2.93m)

Fitted with a modern range of cream 'shaker' style wall and base units, rolled edge worktop and all complemented by tiled splash backs over. Inset stainless steel one and a half bowl and drainer with an adjustable mixer tap over. Space for an electric cooker. Integrated dishwasher and space for a large upright fridge/freezer. Cupboard housing the hot water cylinder tank and immersion heater. Further deep built in under stairs cupboard. Double glazed window to the front aspect over looking the garden, tiled flooring, power point with USB ports and a part glazed door opening to:

Utility Room: 11' 3" x 6' 2" (3.43m x 1.88m)

Double glazed window to the rear aspect with views over the garden and beyond, further double glazed window to the side. Part double glazed door opening to outside. Fitted with a range of wall and base units, rolled edge worktops, inset stainless steel bowl and drainer with mixer tap over and all complemented by tiled splash backs. Space and plumbing for a washing machine. Floor mounted Warmflow oil fired boiler, access to the roof void and tiled flooring. Door to:

Shower Room: 5' 11" x 2' 11" (1.80m x 0.88m)

Fitted with a modern white two piece suite comprising; 900mm x 750mm cubicle with a glass door and wall mounted thermostatic shower with rainfall head over. Low level WC. Obscure single glazed window to the side aspect, tiled walls and flooring.

First Floor Landing

A good size landing with access to the roof void. Single panel radiator and a smoke detector.

Bedroom 1: 13' 4" x 10' 1" (4.07m x 3.07m)

A dual aspect room with double glazed windows to the side and front with views towards open fields. Single panel radiator.

Bedroom 2: 13' 2" x 9' 4" (4.01m x 2.85m) (max)

Double glazed windows to the front aspect with views towards an open field. Single panel radiator.

Bedroom 3: 10' 2" x 7' 0" (3.09m x 2.13m)

Double glazed window to the side aspect with views over an open field. Single panel radiator.

Shower Room: 7' 7" x 6' 4" (2.32m x 1.92m)

Updated with a modern white three piece suite comprising; walk in cubicle with a smoke glass screen and wall mounted thermostatic shower over. Fitted vanity unit with a wash hand basin over and storage below. Low level WC with a concealed cistern. Double glazed window to the side aspect with views over the garden and beyond. Tiled walls and flooring, chrome heated towel rail and an extractor.

Double Garage: 19' 7" x 19' 7" (5.98m x 5.98m)

A substantial detached double garage located to the side of the property with twin up and over doors heading the driveway. Pedestrian side access door. Wall mounted electric consumer unit. Power and light connected. External staircase rises to:

Home Office/Study: 19' 4" x 15' 0" (5.90m x 4.57m)

A superb room with two Velux windows to the front aspect with superb views over open fields. Built in book/display shelving. Wall mounted electric heater and a smoke detector.

Outside Store: 13' 9" x 7' 6" (4.20m x 2.28m)

A detached store with a door at the front and a window to the side. Power connected.

Outside

The property is situated on the edge of the small Sharlands cul-de-sac located on the village outskirts of Barrington. Approached via double opening gates giving access to the off road parking area with space for multiple vehicles heading the double garage. A path leads front door from the parking area and the side pedestrian access gate.

The beautifully maintained gardens to the front, side and rear are fully enclosed and enjoy a high degree of privacy. An established feature pond is at the front with beds and borders filled with plants, shrubs and ornamental grasses.

The rear garden is of a very good size and backs onto open fields with superb views beyond. A timber decked seating area is at the rear aspect with steps down to the garden. Meandering grass paths bordered by beds extensively planted with established shrubs, plants and ornamental grasses. A sunken patio is to the side. Space for a greenhouse. Outside water tap. A useful store with power and connected is close to the utility room.