



DERBYSHIRE'S
— *Village and Country* —

5 Beaufitz Place, Tatworth,
TA20 2LR

Available with no onward chain. An immaculately presented 4 bedroom detached house in a cul-de-sac with just 5 other detached houses. The house, that sits in a generous plot, comprises: Entrance hall, sitting room, snug/dining room, kitchen/breakfast room, cloakroom, study, master bedroom with ensuite (bath and shower), 3 further double bedrooms, family bathroom, double garage, driveway with ample parking and pretty front and rear gardens.

The popular village of Tatworth is near the southern boundary of Somerset close to the Dorset and Devon borders. The property is on the edge of the village which provides a good range of local facilities, including a village shop, church, school and public house and lies between the market towns of Chard (3 miles to the north) and Axminster (7 miles south), which provide a range of day to day facilities including a mainline London Waterloo station at Axminster and also at Crewkerne. The county town of Taunton is some 16 miles to the north west, via the A358, with access to the M5 motorway and mainline London to Paddington station. There is easy access to the A30 and A303 ensuring good east-west communications.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

- AVAILABLE WITH NO ONWARD CHAIN
- AN IMACULATLY PRESENTED DETACHED HOUSE
 - MASTER BEDROOM WITH ENSUITE
 - 3 FURTHER BEDROOMS AND FAMILY BATHROOM
 - SITTING ROOM
 - SNUG/DINING ROOM
 - KITCHEN/BREAKFAST ROOM
 - CLOAKROOM AND STUDY
- DOUBLE GARAGE AND DRIVEWAY WITH AMPLE PARKING
- SUPERB FRONT AND REAR GARDENS

5 Beaufitz Place, Tatworth, TA20 2LR
Guide Price £575,000

SITUATION

Beafitz Place is a quiet cul-de-sac, in the pretty village of Tatworth, of just 6 detached houses backing onto paddocks behind.

TO THE FRONT

The house is approached via a sweeping driveway with plenty of parking for up to 6 vehicles leading to the spacious double garage. The pretty front garden is laid to lawn with mature trees, shrubs and a well stocked flower bed.

ENTRANCE HALL

Door to the front, stairs to the 1st floor, 1 x radiator.

SITTING ROOM

15'8" x 12'1" (4.8m x 3.7m)

Bay window to the front, fireplace with electric fire and wood surround, opening to snug/dining room, TV and telephone points, 2 x radiators.

SNUG/DINING ROOM

12'1" x 9'10" (3.7m x 3m)

Sliding doors to the patio and rear garden, 1 x radiator.

KITCHEN/BREAKFAST ROOM

15'1" x 13'1" (4.6m x 4m)

Windows to the rear and side, door to the rear. A modern fitted kitchen with a range of wall and base storage units. Integral double oven, hob, fridge, freezer and dishwasher. 1 1/2 bowl sink with drainer and mixer tap, further sink with Kettle boiling water tap, granite worktops, larder, 1 x radiator.

STUDY

7'10" x 6'10" (2.4m x 2.1m)

Window to the rear, telephone point, 1 x radiator.

CLOAKROOM

Window to the rear, tiled floor, WC, basin with cupboard under, heated towel rail.

1ST FLOOR LANDING

2 windows to the front, airing cupboard, hatch to loft.

MASTER BEDROOM

13'9" x 12'1" (4.2m x 3.7m)

Window to the front, extensive built in wardrobes, 1 x radiator.

ENSUITE

12'1" x 5'6" (3.7m x 1.7m)

Window to the side, tiled floor, walk in shower, bath, WC, basin with vanity unit, mirror with light, heated towel rail, extractor fan.

BEDROOM 2

14'1" x 9'10" (4.3m x 3m)

Window to the rear, 1 x radiator.

BEDROOM 3

10'9" x 8'10" (3.3m x 2.7m)

Window to the rear, 1 x radiator.

BEDROOM 4

10'9" x 7'10" (3.3m x 2.4m)

Window to the rear, built in wardrobe, 1 x radiator.

BATHROOM

7'6" x 6'6" (2.3m x 2m)

Window to the front, walk in shower, WC, basin with vanity unit, heated towel rail, mirror with light, extractor fan.

DOUBLE GARAGE

18'0" x 16'4" (5.5m x 5m)

Electric full width roller door to the front, pedestrian door to the side, boiler housing the gas fired central heating system, lighting and power.

GARDEN

The rear garden is a real selling point. A generous patio stretches the full width of the house, 2 steps lead up to the lovely flat lawn that backs onto paddocks behind. Well stocked flower borders, timber shed and access to the front via a gated pathway to one side.

SERVICES

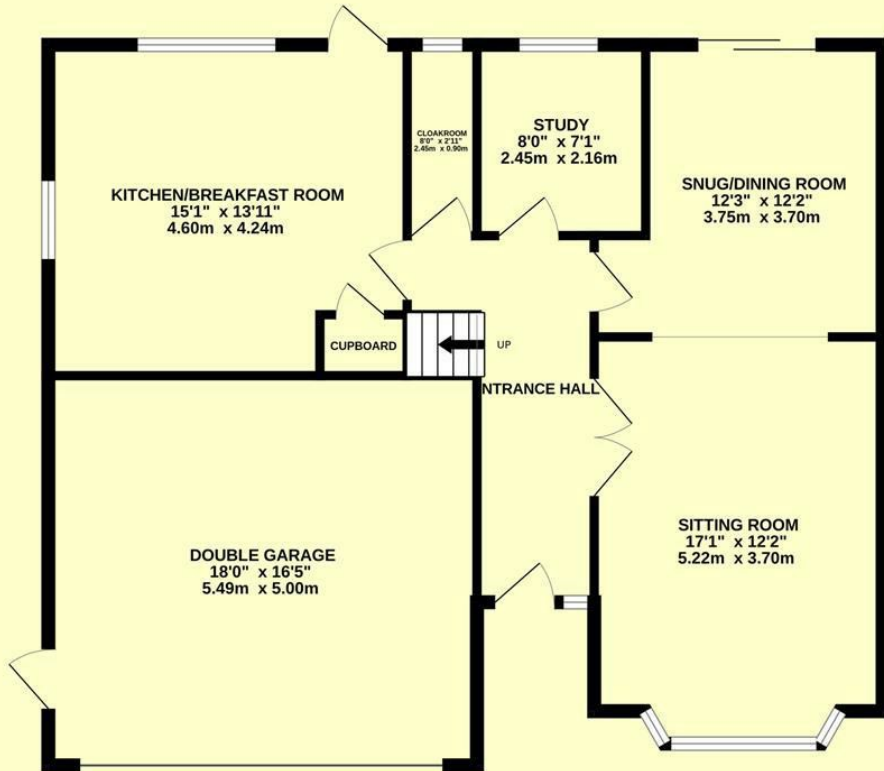
Mains electricity, gas, water and drainage are connected to the house.

LOCAL AUTHORITY

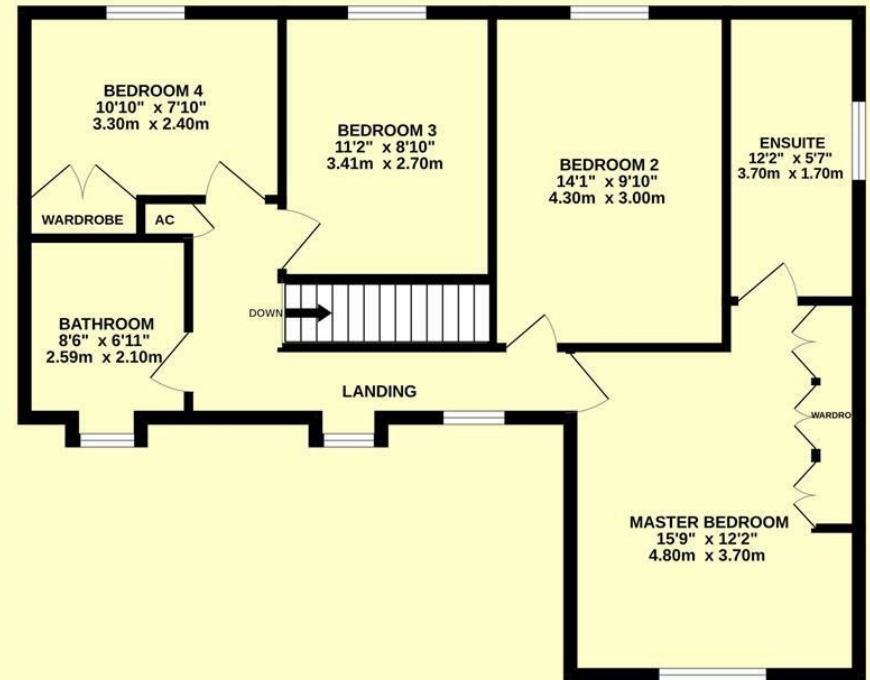
Somerset Council - Band F.



GROUND FLOOR
1012 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -
Leave Chard on the A358 towards Axminster. After approximately 1.7 miles turn left into Tatworth and then the left hand turn onto Tatworth Street. Carry on down Tatworth Street and take the left turn into Beaufitz Place. The house can be found straight ahead.





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