



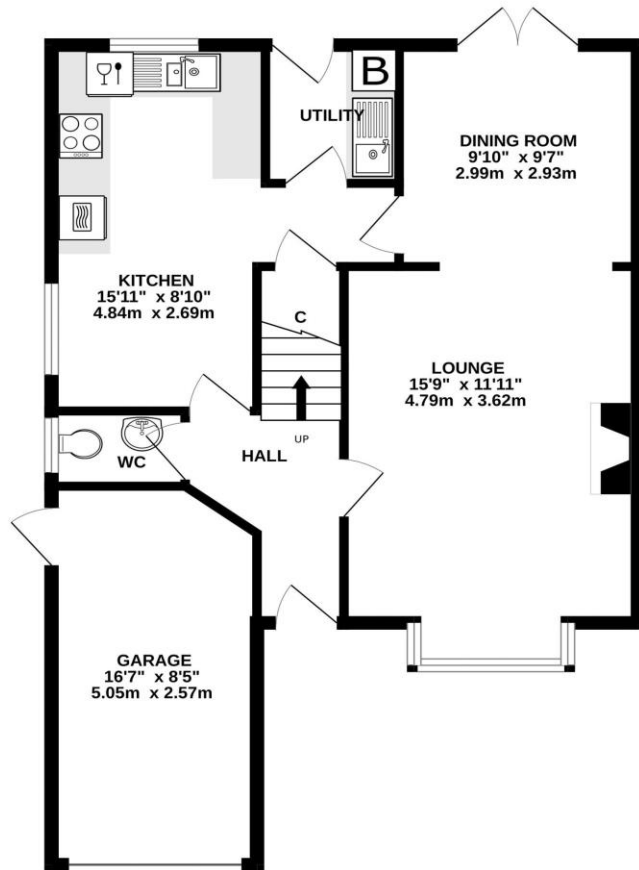
This impressive four-bedroom detached residence offers a blend of sophisticated design and practical family living, situated close to local amenities and scenic rural walks. Presented with no onward chain, this well-maintained family home exudes charm and character, making it an ideal choice for discerning buyers seeking a peaceful, residential setting. Arranged over two spacious floors, the property features a welcoming entrance hall with a cloakroom/WC and staircase ascending to the first floor. To the right of the hall is a sunny, bay-fronted lounge featuring a focal fireplace, which flows smoothly into the rear dining room. The dining area comprises of double door that opens up onto a patio area situated in the large garden. The kitchen/breakfast room is well-appointed with integrated appliances and offers space for a small dining area, perfect for casual meals. Adjacent is a utility room, enhancing practicality. Upstairs, the accommodation comprises four bedrooms, three double rooms one with an en-suite and a beautifully refitted family bathroom with modern fixtures. Double glazing and gas central heating ensure comfort throughout.

Externally, the property boasts a driveway with off-road parking for two vehicles, complemented by a partial integral garage. The low-maintenance front garden offers easy side access to the spacious rear garden. The generous rear garden is a true sun trap oasis, facing southeast, enclosed by wooden fencing, and beautifully landscaped with mature shrubs and flower bed borders. It features a paved patio area accessible from the double doors of the rear dining room, complete with a retractable electric awning, perfect for outdoor entertaining and a charming timber summer house. To fully appreciate the quality and character of this exceptional home, early viewing is highly recommended.

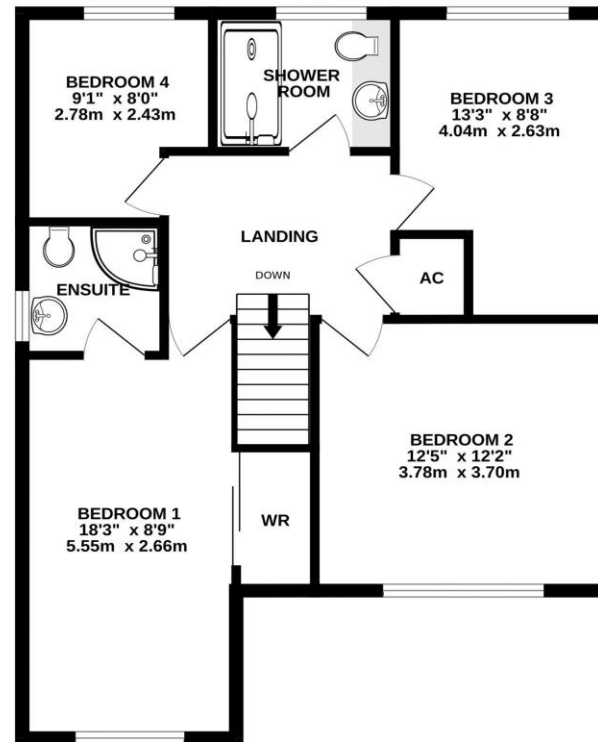




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



Tenure: Freehold

Tax band: F

Property Location: what3wordsSearch:
///just.famed.keen

Services: The property is connected to mains water, drainage, gas and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
Made with Metropix ©2025



Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	F
Asking price	£475,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	There is an annual maintenance charge circa £60 for this development.



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.