



Greengage Cottage

Sandpit Lane, Charlton Mackrell, TA11 6AJ

GeorgeJames PROPERTIES
EST. 2014

Greengage Cottage

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Guide Price - £330,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Greengage Cottage is a stone built semi-detached property situated along a private lane on the edge of the village of Charlton Mackrell. The cottage requires some general updating with accommodation comprising entrance hall, WC, conservatory, kitchen/dining room and sitting room on the ground floor. There are two large double bedrooms and shower room to the first floor. Outside the property has gated access to off road parking, garden and double garage.

Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

Services

Mains water, drainage and electricity are all connected. Council tax band C. Oil fired central heated from an external boiler.

What3Words

///committee.sculpture.walkway

Entrance Hall

Double entrance door to the entrance hall with radiator.

WC

Window to the side, low level WC and Wash hand basin.

Sitting Room

17' 9" x 13' 5" (5.40m x 4.10m)
With window to the front and rear. Large stone fireplace housing wood burning stove. Two radiators. Stairs leading to the first floor.

Kitchen/Dining Room

14' 5" x 14' 2" (4.39m x 4.31m)
With windows to the front and rear. Range of kitchen units with one and a half bowl sink unit. Peninsular with five ring gas hob (Propane), built in eye level double oven. Oil fired Rayburn.

Conservatory

11' 1" x 10' 4" (3.38m x 3.14m)
A wooden double glazed conservatory with French doors to the garden.



Landing

With built in airing cupboard housing hot water cylinder.

Bedroom 1 14' 2" x 11' 6" (4.31m x 3.50m)

With window to the front and rear. Two built in double wardrobes and radiator.

Bedroom 2 13' 9" x 10' 2" (4.20m x 3.11m)

With window to the front. Radiator and built in double wardrobe.

Shower Room

With window to the front. Bathroom suite comprising low level WC and wash hand basin with vanity cupboards. 1200mm shower cubicle with mains shower. Heated ladder towel rail.

Outside

Vehicular gates open to a gravel driveway leading past the cottage towards the rear. Here there is a parking area and access to the double garage. There is a lawned garden with timber shed, greenhouse and summerhouse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		92
81-91 B		
69-80 C		
55-68 D		
39-54 E	44	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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