



Church View  
Podimore, BA22 8JE

George James PROPERTIES  
EST. 2014

# Church View

Podimore, BA22 8JE

Guide Price - £367,500

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Church View is an attractive semi-detached cottage, presented in lovely order and showing off original features including exposed beams and impressive stone fireplace in the sitting room. The accommodation is quite versatile with two receptions rooms, the dining room would suit as a ground floor fourth bedroom with adjoining bathroom. Also on the ground floor there is a kitchen/breakfast room and WC. To the first floor the large landing offers space for a study area, there are three bedrooms and shower room. Outside the cottage has large gardens with gated driveway, parking and single garage.

## Amenities

Podimore is a small Somerset village with a church and the Podimore Inn which is due to reopen soon. The village is situated within 1 mile of the A303 linking central London and the South West; the M5 can be joined at junction 23. The service station at Podimore roundabout is located a short distance away including a Travel Lodge. The nearby village of Ilchester is located about 2.5 miles away where a further selection of shops can be found. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton.

## Services

Mains water, drainage and electricity are all connected. Modern fully controllable and efficient electric radiators are located in all rooms. Council tax band D.

## what3words

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## Dining Room 16' 10" x 14' 8" (5.14m x 4.47m)

Entrance door leads to the dining room with windows to the front and rear. There is an electric heater, open stone fireplace and tiled floor. This room would also suit as a ground floor fourth bedroom with adjoining bathroom if required.

## Bathroom/Utility Room 12' 0" x 5' 5" (3.65m x 1.65m)

With windows to the front and side. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over. Space for washing machine and tumble dryer.



## WC

From the inner hall a door leads to the WC with window to the side and low level WC with wash hand basin.

## Kitchen/Breakfast Room 15' 11" x 12' 4" (4.85m x 3.75m)

With window to the rear and side, part glazed door to the rear and door to the side. Range of base and wall mounted kitchen units with oak surfaces and built in Belfast sink unit. Space for dishwasher and fridge freezer, built in double oven, four ring hob with extractor over.

## Sitting Room 19' 8" x 16' 2" (6.m x 4.92m)

With two windows to the front and a window to the rear. Parquet flooring and stairs leading to the first floor. Large stone fireplace with beam over housing cast iron multi-fuel stove.

## Landing

With window to rear, study area and electric heater.

## Bedroom 1 17' 5" x 10' 6" (5.30m x 3.20m)

With window to the front and exposed roof trusses. Exposed stone chimney breast, radiator and built in cupboard.

## Bedroom 2 12' 4" x 7' 9" (3.77m x 2.37m)

With windows to front and side, radiator and built in double wardrobe.

## Bedroom 3 9' 10" x 9' 0" (3.m x 2.74m)

With window to rear, radiator wash hand basin and built in airing cupboard housing hot water cylinder.

## Shower Room 7' 1" x 4' 9" (2.17m x 1.44m)

With low level WC, wash hand basin and corner shower cubicle with mains shower, heated ladder towel rail.

## Outside

To the front of the property there is a low stone wall bordering the front garden which is manly laid to flower and shrub beds. A gravel driveway and gate lead to the parking area and garage.

## Single Garage

With up and over garage door and pedestrian door to the side and window to the rear.

## Rear garden

To the immediate rear of the property there is a gravel seating area, flower and shrub beds and lawned garden. A pathway leads to a secondary garden area with raised vegetable beds and summer house.



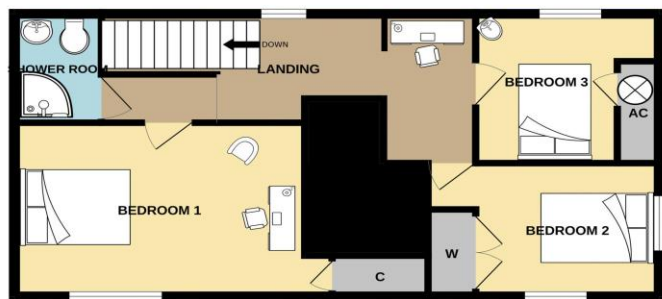




GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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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