



Property Location

This four-bedroom detached property is nestled in the peaceful somerset village of Kingsdon. The village has a Pub, village hall and cricket ground. The market towns of Yeovil and Somerton are a small drive away and offer plenty of shops, restaurants and railway links.

Manor Park Villa, Frog Lane, TA11 7LL

Approximate Gross Internal Area = 147.5 sq m / 1588 sq ft
Garage / The Wood Shed = 41.2 sq m / 443 sq ft
Total = 188.7 sq m / 2031 sq ft

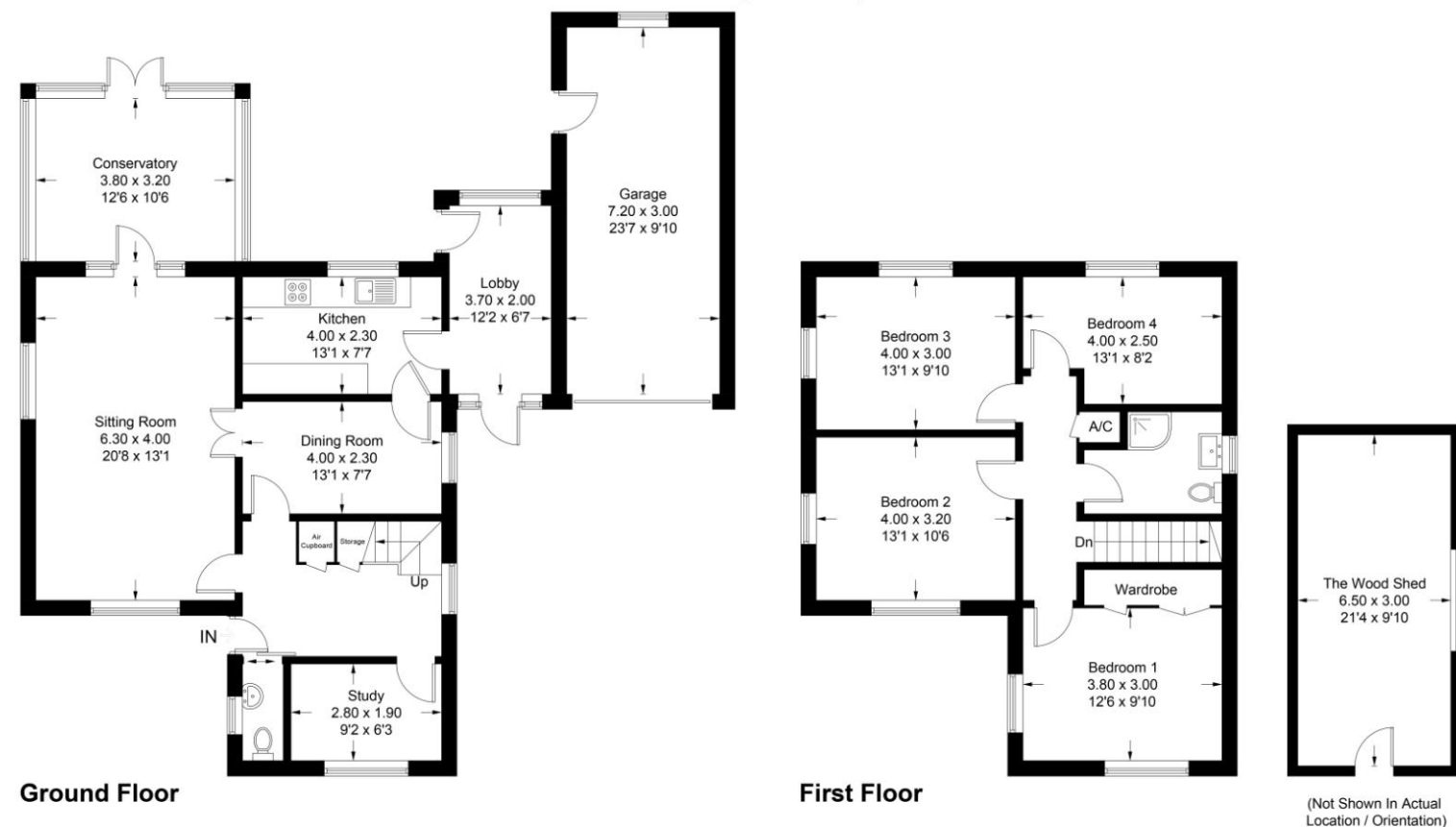


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326205)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Frog Lane, Kingsdon

Offers In Region Of £600,000

Martin & Co Yeovil

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Manor Park Villa

Kingsdon

TA11 7LL

Key features:

- Spacious Detached Property
- Desirable and Peaceful Village Setting
- Chain Free
- Gated Driveway Parking and Single Garage
- Countryside Views
- Ground Floor W/C
- Scope for Possible Extension and Modernisation
- Ideal Family Home
- Electric Storage Heating
- Conservatory

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		72 C
39-54	E	51 E	
21-38	F		
1-20	G		



Why you'll like it

Manor Park Villa is a charming four-bedroom detached house nestled in the idyllic village of Kingsdon, Somerset offering uninterrupted picturesque country side views. The property features a sitting room, dining room, kitchen, four-double bedrooms, conservatory, shower room, cloakroom, study, lobby, garage, mature gardens and plenty of driveway parking. The property could benefit from some modernising and redecoration throughout. It offers almost limitless possibilities for improving and extending, subject to relevant planning approval. Will make a wonderful family home. Being sold with no chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a central and spacious entrance hall which provides access to the sitting room, dining room, study, cloakroom and the stairs which rise to the first-floor landing. The hall has an understairs airing cupboard and storage perfect for coats and shoes. The hallway is neutrally decorated and has light blue carpet.

SITTING ROOM 20' 8" x 13' 1" (6.3m x 4.0m) A generously proportioned sitting room with a centrally positioned cast-iron wood burning stove with a feature brick mantel piece surround. Double glazed door opening into the conservatory and two windows to the front and side of the property. The walls are neutrally decorated and has wooden laminate flooring. Doors leading to the dining room.

KITCHEN 13' 1" x 7' 6" (4.0m x 2.3m) A contemporary galley style kitchen fitted with a mixture of wooden cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. White tiled splashguards. Space for a freestanding electric oven, fridge/freezer, washing machine and dishwasher. Double glazed window looking into the rear garden. Side door access to the lobby.

DINING ROOM 13' 1" x 7' 6" (4.0m x 2.3m) Adjacent to the kitchen is the dining room which is neutrally decorated and has wooden effect vinyl flooring. Double glazed window to the side of the property. Double doors opening into the sitting room.

STUDY/OFFICE 9' 2" x 6' 2" (2.8m x 1.9m) A ground-floor study with views across the front garden. Perfect for a home office. Neutral walls and carpet flooring.

LOBBY 12' 1" x 7' 6" (3.7m x 2.3m) The lobby has front and rear aspect double glazed doors and windows providing covered access from the kitchen to both sides of the property. Perfect for additional storage or secondary access into the property.



CONSERVATORY 12' 5" x 10' 5" (3.8m x 3.2m) A double glazed conservatory with double doors opening out into rear garden. Wooden laminate flooring.

CLOAKROOM 6' 2" x 2' 7" (1.9m x 0.8m) The downstairs cloakroom is fitted with a two-piece suite that comprises of a w/c and wall mounted hand basin. Neutral wall decoration and blue carpet flooring. Double glazed window to the front of the property.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the four double bedrooms, shower room, airing cupboard and the loft hatch above. Light blue wall and carpet flooring.

BEDROOM ONE 12' 5" x 9' 10" (3.8m x 3.0m) A double bedroom with a built-in wardrobe. Double glazed windows to the front and side allow for some fantastic views across the front garden and wider countryside. Pale green walls and carpet flooring.

SHOWER ROOM 6' 6" x 8' 10" (2.0m x 2.7m) The shower room is complete with a three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. Ceiling spotlights and a wall-mounted heated towel rail. Neutral walls and tiled flooring. Obscure double-glazed window to the side of the property.

BEDROOM TWO 13' 1" x 10' 5" (4.0m x 3.2m) A double bedroom with two double glazed windows to the front of the property and boasts some lovely countryside views. Wallpapered walls and carpet flooring.

BEDROOM THREE 13' 1" x 9' 10" (4.0m x 3.0m) A double bedroom with neutral wall decoration and carpet flooring. Two double glazed windows to the side and rear of the property overlooking the rear garden.

BEDROOM FOUR 13' 1" x 8' 2" (4.0m x 2.5m) A double bedroom with wallpapered walls and carpet flooring. Double glazed window overlooking the rear garden.

GARAGE 9' 10" x 23' 7" (3.0m x 7.2m) A large single garage with an up-and-over style door to the front and door to the side leading to the garden. Window to the rear. Perfect for storage or possible incorporation and extension of the property.

THE WOOD SHED 21' 3" x 9' 10" (6.5m x 3.0m) An outbuilding tucked away in the rear garden with a door to the front and window to the side. The Wood Shed is in need of some roof repairs but has fantastic scope to be converted into a garden shed, external office space or hobby room.

OUTSIDE: To the front of the property is a welcoming gated driveway that leads to the garage and provides ample parking for multiple cars. The front garden is laid to lawn with mature trees and shrubs. Brick wall borders. To the rear of the property is a private and enclosed landscaped garden that has walled borders and a mixture of mature fruit trees, shrubs and flowers. Garden shed, green house and access to the garage. Retractable electric sunshade. A very peaceful and private suntrap perfect for outdoor entertaining.

