



Atlasta

Walrow, TA9 4RA

Price £495,000



PROPERTY DESCRIPTION

An individual four bedroom (two ground floor) detached chalet style house offering highly flexible living accommodation offered in excellent order throughout with large garage/workshop, secured gated parking for numerous vehicles and offered for sale for the first time in over 40 years with no onward chain.

Entrance hall* lounge* dining room* sitting room* well appointed kitchen* two ground floor double bedrooms* inner hallway with rear porch off* ground floor shower room* first floor landing* dressing area* two bedrooms and beautifully appointed bathroom* large garage/workshop* set in a good size plot* offered in immaculate order throughout* must be seen.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

11'9" x 5'7" (3.60 x 1.72)

Dining Room

11'6" x 9'1" (3.52 x 2.77)

Archway through to the kitchen and door to the:

Lounge

17'4" x 11'6" (5.29 x 3.51)

Feature fire surround with open hearth, feature recess, upvc double glazed window to the front.

Kitchen

13'3" x 11'6" (4.06 x 3.53)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, integrated eye level double oven, electric hob and extractor fan, space for fridge/freezer, integrated dishwasher and washing machine. Tiled floor and upvc double glazed window to the side with aspect over agricultural land. Door to the:

Sitting Room

15'6" x 11'2" (4.74 x 3.42)

Upvc double glazed patio doors opening to the rear garden. Door to the:

Inner Hallway

Dog legged staircase rising to the first floor landing. Understair recess and airing cupboard. Door to:

Rear Porch

5'2" x 3'2" (1.60 x 0.97)

Upvc double glazed window to the rear and upvc double glazed obscured door to outside.

Bedroom 1

11'6" x 9'4" (3.52 x 2.86)

Upvc double glazed window to outside.

Bedroom 2

11'0" x 9'0" (3.37 x 2.76)

Upvc double glazed window to the side.

Shower Room

9'3" x 4'5" (2.82 x 1.37)

With corner shower cubicle, close coupled w.c. with concealed cistern, wall mounted wash hand basin, heated towel rail and tiled floor. Part tiled walls and extractor fan. Recessed spotlights.

First Floor Landing

Half landing with feature circular window with aspect over the rear garden. Bi-fold doors opening to:

Dressing Area

12'7" x 6'4" (3.84 x 1.94)

Access to eaves storage.

Bedroom 3

14'7" x 9'0" (4.45 x 2.76)

Upvc double glazed window to the side.

Bedroom 4

9'4" x 5'10" (2.87 x 1.79)

Upvc double glazed window to the rear.

Bathroom

8'0" x 9'3" narrowing to 6'0" (2.44 x 2.82 narrowing to 1.85)

Feature claw foot bath with side taps and shower attachment, close coupled w.c. with

PROPERTY DESCRIPTION

concealed cistern, vanity wash hand basin with cupboards below and upvc double glazed obscured window to the side.

Outside

To the front of the property is a boundary fence with five bar gate giving access to a large block pavier driveway offering off street parking and turning space.

The driveway gives access to the:

Garage/Workshop

28'11" x 13'8" (8.83 x 4.18)

Light and power. Wooden personal access door to the side.

Two substantial wooden gates give access to a useful additional area approximately 2.68m in width ideal for secure storage of caravan/boat etc should it be required or indeed access to the rear garden.

The front garden is laid principally to lawn with bushes and shrubs.

Rear Garden

Raised patio area, good sized lawn, feature pergola and attractive seating area. External boiler and recently installed oil tank.

The garden enjoys a good degree of privacy and aspect to the side over agricultural land.

Agents Note

The property backs onto J D Pope Construction Plant Hire Company where they have an office base and yard. This is a family owned business which has been in the family ownership for approximately 60 years and trades between the hours of 8.00am to 5pm on weekdays. For further information please contact the selling agent.

Description

This individual detached chalet style house is offered for sale for the first time in over 40 years and has been substantially upgraded, extended, modernised and improved by the present vendors to offer beautifully appointed, highly flexible living

accommodation that must be seen to be fully appreciated.

The property offers secured gated off street parking for numerous vehicles, has a large garage/workshop and is set in a good sized plot.

An early application to view is strongly recommended by the vendors selling agents.

Directions

Proceed a south easterly direction along Marine Drive and at the roundabout bear right into Burnham Road. Proceed through Highbridge and at the junction with Church Street (A38) take a right and proceed to the next roundabout taking a left into Market Street. Proceed over the railway bridge into Walrow Road. At the next roundabout proceed straight across and after approximately half a mile the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- Sewerage septic tank
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

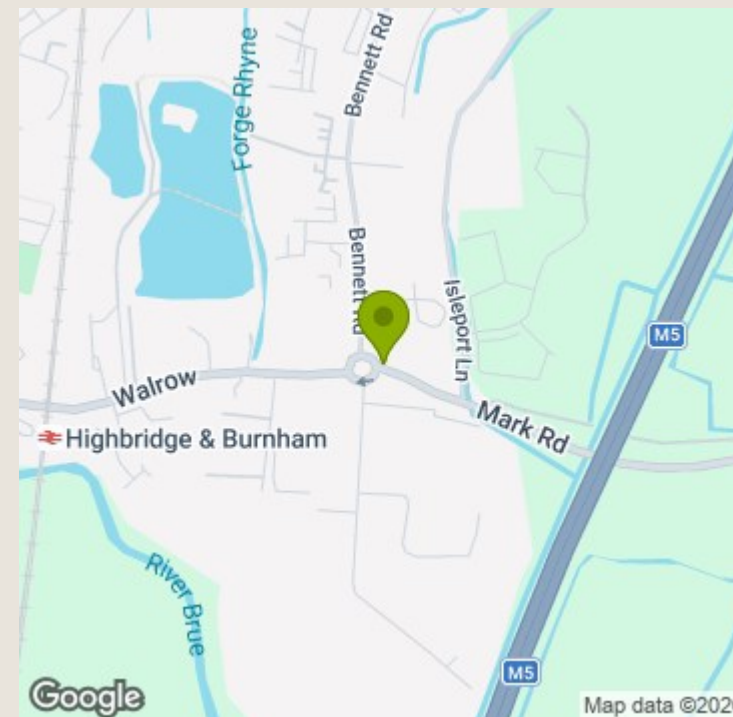
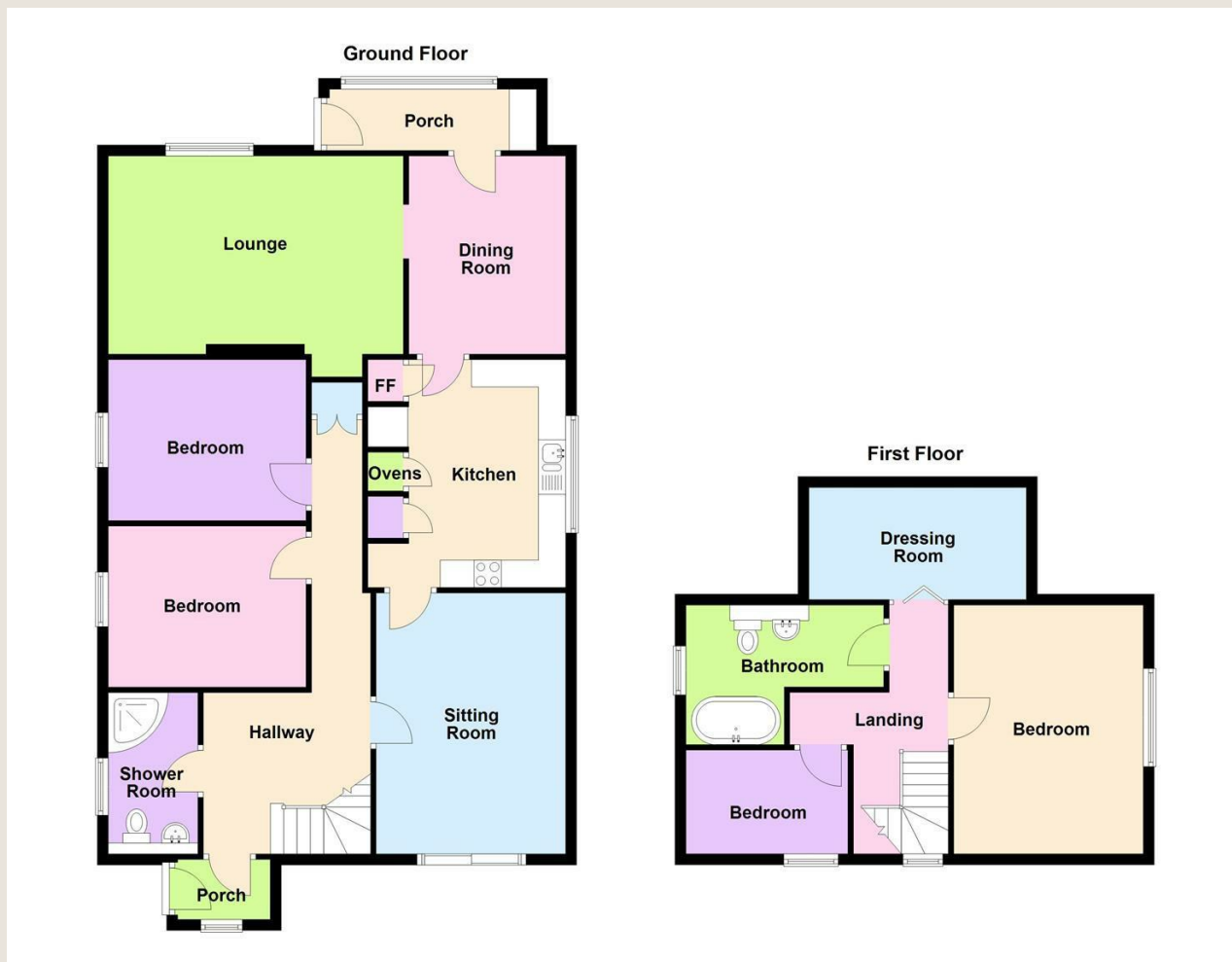
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

