



73 Main Street
Ash, TA12 6PB

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £550,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

73 Main Street is a beautifully presented detached family home. The house has been completely renovated and reconfigured by the current owners to provide comfortable, spacious and flexible accommodation. The exceptional main living area offers a bright and spacious room with large dining area and sitting room with wood burning stove. There is a possibility to divide this room to create two separate reception rooms if preferred. Also on the ground floor there is a modern fitted kitchen, large utility and two bedrooms, one with an en-suite bathroom. The welcoming reception hall has an oak staircase to the first floor and WC. There are two further first floor bedrooms and shower room. Outside the property sits in a large plot approaching 0.25 acres with private rear garden and side vehicular gate leads to a detached double garage. To the front and side of the house there is off road parking for a number of vehicles.

what3words

///delighted.universes.glosses

Services

Mains water, gas, drainage and electricity are all connected. Council tax band D. Gas fired central heating to radiators, hot water system with a pressurised hot water cylinder.

Reception Hall

Part glazed entrance door leads to the entrance hall with oak stairs to the first floor. Open understairs area and oak flooring. Radiator and built in cloaks cupboard.

WC

With window to the front, low level WC and wash hand basin. Radiator.

Sitting Room/Dining Room 32' 5" max x 19' 3" max (9.88m x 5.86m max)

This large open plan room is slightly 'L' shaped with windows to the front and French doors to the rear. Oak flooring with various wall light points and radiators. Cast iron wood burning stove. This room could be reconfigured to create two separate reception rooms if preferred.



Kitchen 16' 6" x 9' 5" (5.03m x 2.87m)

With window to the rear and side. Modern quality fitted kitchen comprising of base and wall mounted units with granite work surfaces over. Built in dishwasher and two electric ovens. 900mm induction hob with extractor hood over. Sink unit with mixer tap and separate small prep sink with waste disposal. Natural stone tiled floor with underfloor heating.

Utility Room 9' 10" x 7' 4" (3.00m x 2.24m)

With part glazed door to the rear garden. Range of fitted units and space for larder fridge and larder freezer. Space for washing machine, tumble dryer and additional dishwasher. Gas fired boiler providing hot water and central heating. Natural stone tiled floor with underfloor heating.

Bedroom 12' 3" x 10' 8" (3.73m x 3.26m)

With window to the rear and radiator. This room would also suit as a study or further reception room.

Bedroom 12' 10" x 10' 0" (3.91m x 3.06m)

With window to the front and radiator.

En-Suite Shower Room 8' 9" x 4' 8" (2.66m x 1.42m)

With window to the side, bathroom suite comprising low level WC, corner vanity wash hand basin and panelled bath with mains shower over and screen. Heated ladder towel rail. Natural stone tiled floor.

Landing

With roof window to the front and built in airing cupboard. Radiator.

Bedroom 15' 2" x 10' 2" (4.63m x 3.10m)

With window to the side, radiator and eaves storage cupboards.

Main Bedroom 19' 5" x 10' 2" (5.92m x 3.09m)

With windows to the side and rear. Radiator and eaves storage cupboards.

Shower Room 7' 6" x 5' 3" (2.28m x 1.60m)

With window to the rear, low level WC and vanity wash hand basin. 1600mm glass shower cubicle with mains shower. Heated ladder towel rail. Natural stone tiled floor.

Outside

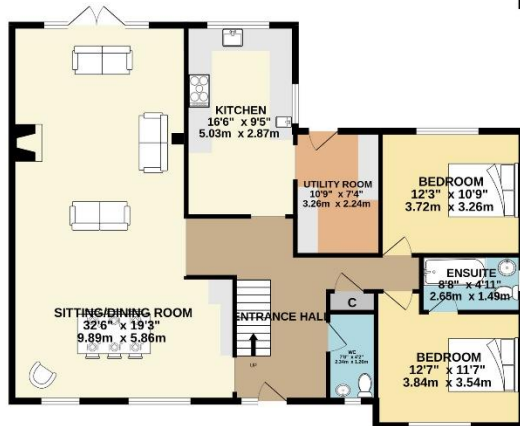
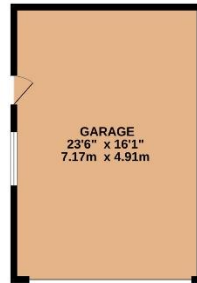
The house is approached via a vehicular entrance to a large parking area for several vehicles. The drive continues to the side of the house with vehicular gates leading to further parking and the detached double garage. To the rear of the property are large lawned gardens enclosed by panelled fencing.

Double Garage 23' 6" x 16' 1" (7.16m x 4.89m)

With up and over garage door, side door and window. Power and light connected.



GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	72	76
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 2164 sq.ft. (201.1 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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