



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: E (41)

Services

Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

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Guide Price: £275,000

**Piece Lane, Shepton Beauchamp, Nr Ilminster,
Somerset TA19 0ND**

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**6 Piece Lane,
Shepton Beauchamp,
Nr Ilminster, Somerset,
TA19 0ND**

Guide Price: £275,000

- Semi Detached Property
- Sought After Village Location
- Superb Views from the Front Aspect
- 3 Bedrooms
- Sitting/Dining Room with Multi-Fuel Burner
- Modern Kitchen/Breakfast Room with Multi-Fuel Burner
- Utility Room, WC & Work Room
- First Floor White Suite Shower Room
- Double Glazing
- Good Sized Enclosed Rear Garden

A good size semi detached property with superb views from the front aspect, good size enclosed rear garden and all situated in a cul-de-sac location within the sought-after village of Shepton Beauchamp. The property comprises; entrance hall, dual aspect sitting/dining room with multi-fuel burner, modern kitchen/breakfast room with multi-fuel burner, utility room, rear lobby/passage, work room, WC, store and a first floor white suite shower room. Further benefits from double glazing and part solid fuel heating.



Entrance

Approach via the footpath leading to the uPVC part double glazed front door with storm canopy and outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, built-in under-stairs storage cupboard and a wall mounted electric fuse-box and meter.

Sitting/Dining Room: 21' 4" x 11' 11" (6.50m x 3.63m)

A dual aspect room with double glazed windows to the front and rear. Fireplace with a wood mantle and a free-standing Wood Warm multi-fuel burner sat on a slate hearth. Single panel radiator, TV aerial point and a picture rail.

Kitchen/Breakfast Room: 15' 7" x 9' 11" (4.74m x 3.03m)

Updated with a modern range of 'shaker' style wall and base units, rolled edge wood block effect worktops over and all complemented by tiled splash-backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in Neff high level oven with a separate 2 ring hob and extractor over. Fireplace with a wood mantle over and an inset multi-fuel burner (fuelling the heating and hot water system). Two double glazed windows to the rear aspect and over-looking the garden and fields beyond. Door to:

Utility Room: 7' 10" x 6' 10" (2.39m x 2.09m)

Fitted with a rolled edge worktop and tiled splash-back. Space for an upright fridge/freezer. Double glazed window to the rear aspect. Door to:

Rear Lobby/Passage

With uPVC part double glazed doors to both the front and rear aspects. two double glazed windows to the rear. Space and plumbing for a washing machine and tumble dryer over. Light and power connected.

Work Room: 7' 3" x 6' 11" (2.20m x 2.12m)

Double glazed window to the front aspect. Light connected.

WC: 6' 1" x 2' 11" (1.85m x 0.90m)

Fitted with a low level WC. Obscure glazed window into the lobby.

Store: 6' 0" x 2' 11" (1.84m x 0.90m)

Accessed from the lobby.

First Floor Landing

Double glazed window to the front aspect, access to the roof void, single panel radiator and a smoke detector.

Bedroom 1: 12' 0" x 10' 11" (3.66m x 3.32m)

Double glazed window to the front aspect with superb views across to open countryside. original blocked off fireplace, single panel radiator, built-in storage cupboard and a picture rail.

Bedroom 2: 11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window to the rear aspect with excellent views over the garden and open fields beyond. Built-in storage cupboard, single panel radiator and a picture rail.

Bedroom 3: 10' 0" x 7' 0" (3.06m x 2.13m)

Double glazed window to the rear aspect with views over the garden and fields beyond. Built-in wardrobe and a picture rail.

Shower Room: 6' 8" x 5' 11" (2.02m x 1.80m)

Fitted with a white three piece suite comprising; quadrant cubicle with a wall mounted Mira Sport electric shower and glass screen and door. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the side aspect, fully tiled walls and flooring. Wall mounted electric heater.

Outside

The property enjoys a corner position of Piece Lane and is approached via a footpath. The front garden is laid to low maintenance gravel chippings.

The well kept rear garden is of a very good size and benefits from large gravel chipped area and timber decked seating space leading onto the main lawn. A log store is positioned to one corner at the rear boundary. Outside water tap and light. All enclosed by timber fencing.