



9 Chapel Close

Keinton Mandeville, TA11 6EY

GeorgeJames PROPERTIES

EST. 2014

# 9 Chapel Close

Keinton Mandeville, TA11 6EY

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A modern detached house with accommodation comprising entrance hall, WC, sitting room with wood burning stove and impressive modern fitted kitchen/breakfast room. There are also two useful and utility areas. The Garage has been converted to provide additional living space, it is currently used as a bedroom but would suit as a dining room or games room. To the first floor there are three bedrooms and bathroom. Outside there is off road parking for several cars and enclosed south west facing gardens to the rear with large storage shed.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit [www.keintonmandeville.com](http://www.keintonmandeville.com) for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band D.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs leading to the first floor, radiator and under stairs storage cupboard.

## Cloakroom

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

## Sitting Room 13' 2" x 11' 6" (4.01m x 3.51m)

With window to the front. Radiators and fireplace housing a cast iron stove.

## Kitchen/Breakfast Room 18' 4" x 12' 6" (5.58m x 3.80m)

This impressive room has a window to the rear and patio doors to the garden. Newly fitted kitchen comprising range of base and wall mounted kitchen units with with one and a half bowl sink. Built in dishwasher and space for range cooker and American style fridge freezer.



**Utility Room** 7' 6" x 6' 0" (2.28m x 1.82m)

With window and door to the rear. Range of fitted storage cupboards.

**Dining Room/Bedroom** 17' 5" x 7' 6" (5.30m x 2.28m)

With window to the front and radiator.

**Utility Area** 8' 5" x 6' 10" (2.56m x 2.08m)

With plumbing for washing machine and door to the garden.

#### Landing

With window to the side and airing cupboard.

**Bedroom 1** 12' 4" x 10' 8" (3.75m x 3.26m)

With window to the front and radiator. Open wardrobe.

**Bedroom 2** 11' 3" x 8' 9" (3.42m x 2.66m)

With window to the rear and radiator. Built in wardrobe.

**Bedroom 3** 8' 11" x 7' 4" (2.72m x 2.23m)

With window to the front and radiator. Built in cupboard.

#### Bathroom

With window to the rear, low level WC and wash hand basin. Panelled bath with mains shower over, full wall tiling and ladder towel rail.

#### Outside

To the front of the property there is parking for several cars. The enclosed rear garden are south west facing with a patio area, steps to area covered with artificial lawn and raised beds. There are two garden sheds/stores and wood store.

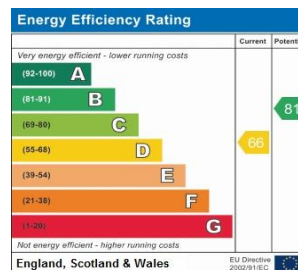
**Garden Shed/Store** 10' 0" x 10' 0" (3.05m x 3.05m)

Power and light connected.





TOTAL FLOOR AREA : 103.1 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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