



9 Manor Place

Keinton Mandeville, TA11 6EJ

GeorgeJames PROPERTIES

EST. 2014

# 9 Manor Place

Keinton Mandeville, TA11 6EJ

Guide Price - Guide Price £90,000

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

9 Manor Place provides a fantastic opportunity for those looking to get onto the property ladder. The property is a well proportioned one bedroom ground floor flat, with bedroom, bathroom, living room, kitchen and a handy store (accessible from the outside) making up the accommodation. The property benefits from a large communal garden with pleasant orchard views. Whilst requiring updating and modernisation throughout, the property is realistically priced and can be turned into a great buy-to-let, first time or downsize buy. Offered with no onward chain.

## 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 electricity, water and drainage connected. Heating supplied through electric radiators and storage heaters. Council Tax Band A.

## Leasehold Information

Service Charge: £705.52 per annum Ground Rent: Peppercorn Lease Remaining: Approximately 990 years

## what3words

///legroom.human.twilight

## Entrance Hallway

Door from communal hallway leads to the entrance hallway. With frosted window to side and electric storage heater.

## Bathroom 7' 5" x 5' 5" (2.26m x 1.64m)

With frosted window, panelled bath with electric shower over, low level WC and pedestal sink.

## Bedroom 13' 5" x 10' 0" (4.10m x 3.04m)

With window to rear, modern electric storage heater.



**Living Room** 12' 11" x 11' 9" (3.94m x 3.58m)

With window to rear, modern electric storage heater, airing cupboard housing water cylinder.

**Kitchen** 9' 3" x 7' 5" (2.81m x 2.26m)

With window to front, modern electric storage heater, range of matching wall and base units, stainless steel sink with drainer, space for cooker, washing machine and fridge/freezer.

**Store** 9' 4" x 6' 5" (2.85m x 1.96m)

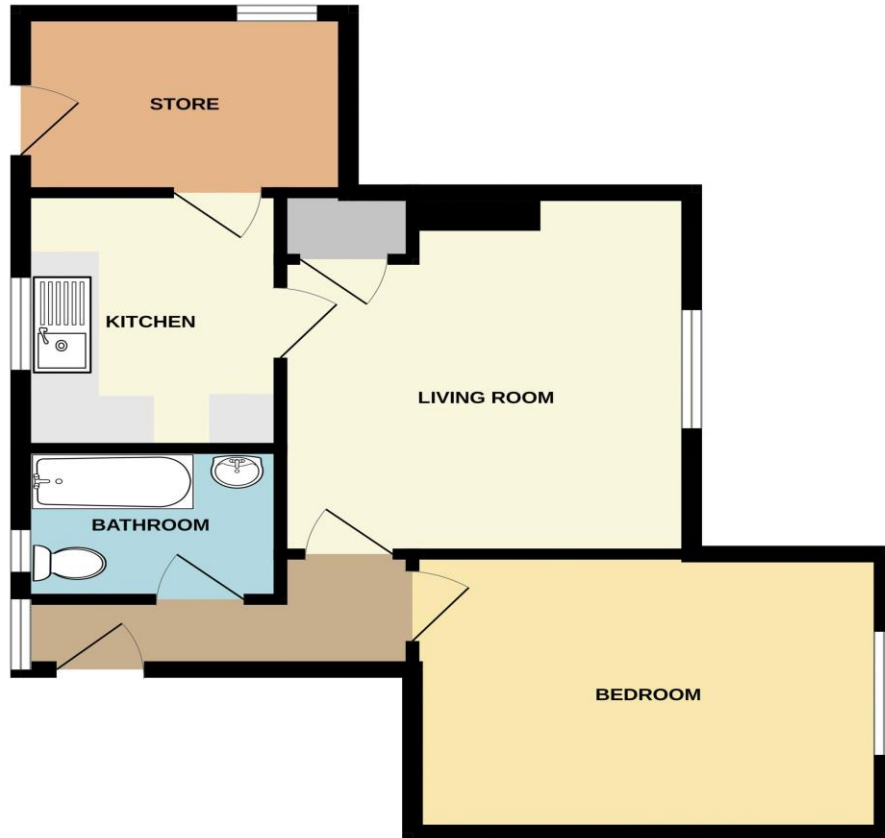
With potential to create a utility room or a handy bike store. With access from both the kitchen and outside, the room comes with electricity sockets and lighting, with a frosted window to the side.

**Outside**

To the rear of the property is a large stone shingle communal garden to enjoy, with pleasant views over a neighboring orchard.



# GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| 92-100 <b>A</b>                             |                         |           |
| 81-91 <b>B</b>                              |                         |           |
| 69-80 <b>C</b>                              |                         |           |
| 55-68 <b>D</b>                              |                         |           |
| 39-54 <b>E</b>                              |                         |           |
| 21-38 <b>F</b>                              |                         |           |
| 1-20 <b>G</b>                               |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Accuracy of the floorplan contained here, measurements approximate and no responsibility is taken for any error, for purposes only and should be used as such by any parties shown have not been tested and no guarantee of efficiency can be given.  
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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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