

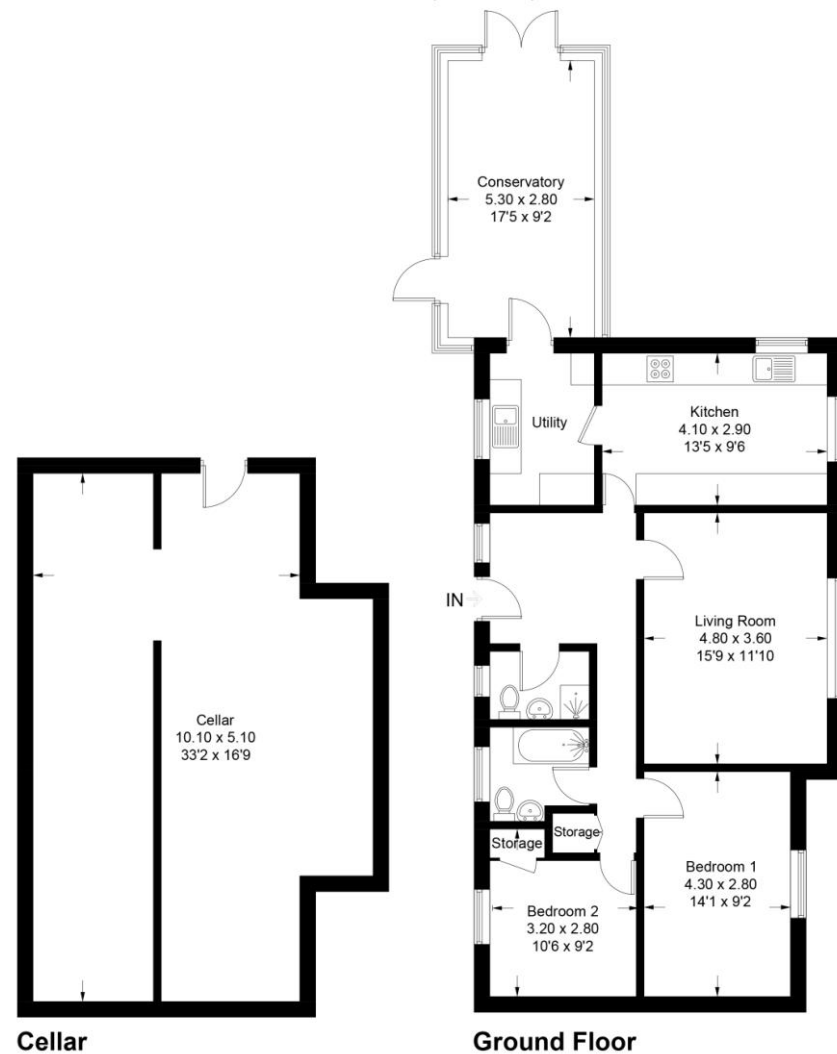


Property Location

This beautifully presented two-bedroom bungalow is situated in the peaceful village of Chiselborough, Somerset. The village has a church and village hall. The neighbouring village of Norton-Sub-Hamdon has a pub, village shop, post office and primary school. The bustling market towns of Crewkerne and Yeovil are a short drive away offering plenty of shops, restaurants amongst other amenities.

Little Orchard, New Road, TA14 6TJ

Approximate Gross Internal Area = 92.1 sq m / 991 sq ft
Cellar = 59.1 sq m / 636 sq ft
Total = 151.2 sq m / 1627 sq ft



Cellar

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285291)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



New Road, Chiselbrough

Offers In Region Of £300,000



MARTIN&CO

New Road,
Chiselbrough,
TA14 6TJ

Key features:

- Spacious Detached Bungalow
- Stunning Countryside Views
- No Forward Chain
- Oil Central Heating
- Large Hillside Garden and Orchard
- Two Double Bedrooms
- Conservatory
- Idyllic Village Location



Why you'll like it

This idyllic two-bedroom bungalow is nestled in the desirable village of Chiselbrough in Somerset. Boasting a large hillside plot which benefits from stunning views reaching across the Somerset countryside. The bungalow has a living room, kitchen, utility, conservatory, two double bedrooms, two bathrooms, a cellar and driveway parking for two-three cars. Viewing is highly recommended to truly appreciate what this property has to offer.

ENTRANCE HALL: Upon entering the property through the double-glazed front door, you are welcomed into a bright and airy entrance hall. The hall way provides access to the living room, kitchen, two bedrooms, the two double bedrooms and the loft hatch above. The hall has neutral walls and carpet. One radiator.

LIVING ROOM 15' 8" x 11' 9" (4.8m x 3.6m) This spacious living room boasts a centrally positioned fireplace and a large double-glazed window to the front of the property with picturesque views across the Somerset countryside. The room is neutrally decorated and has grey carpet. Wall mounted lighting and one radiator.

KITCHEN 13' 5" x 9' 6" (4.1m x 2.9m) The galley kitchen has wooden cabinets, drawers and black work surfaces with an inset stainless-steel basin and drainer. Space for an electric oven and undercounter fridge. White tiled splashguards, neutral walls and green carpet. Two double glazed windows to the front of the property. One radiator.

UTILITY ROOM 9' 6" x 6' 6" (2.9m x 2.0m) A generous utility room that has wall mounted cabinets and work surfaces below. Stainless steel basin and drainer with undercounter space and plumbing for a washing machine, dishwasher and freezer. The utility has pale green walls and carpet. Sliding door leading to the conservatory. Double glazed window. One radiator.

CONSERVATORY 17' 4" x 9' 2" (5.3m x 2.8m) A double glazed conservatory allowing for panoramic views across the Somerset countryside. The conservatory has tiled flooring and a double-glazed door leading to the driveway and garden. One radiator.

BATHROOM 6' 2" x 5' 10" (1.9m x 1.8m) This family bathroom has a three-piece suite comprising of a white w/c, hand basin and bathtub with shower above. White tile splashguards. Neutral walls and vinyl flooring. Obscure double-glazed window. One radiator.

BEDROOM ONE 14' 1" x 9' 2" (4.3m x 2.8m) A large double bedroom with double glazed window to the front of the property. Neutral walls and carpet. One radiator.

BEDROOM TWO 10' 5" x 9' 2" (3.2m x 2.8m) The second double bedroom features a storage cupboard and a double-glazed window to the rear. Neutral walls and carpet. One radiator.

BATHROOM TWO 6' 2" x 4' 3" (1.9m x 1.3m) The second bathroom comprises of a three-piece suite with white w/c, hand basin and shower cubicle. White tiled splashguards. Neutral walls and vinyl flooring. Wall mounted lighting and double-glazed window. One radiator.

CELLAR 33' 1" x 16' 8" (10.1m x 5.1m) The bungalow has a large cellar space which is partitioned into two rooms and houses the oil boiler. Scope and possibility for renovation and extension subject to obtaining relevant planning permission. One radiator.

OUTSIDE: The bungalow rests on the hillside, situated to the northern side of the village and benefits from stunning views across Chiselbrough and the wider Somerset countryside. With two large, laid to lawn gardens, to the front and rear of the property, and an orchard which gives the property its name. The gardens, approaching a third of an acre, are partitioned by the driveway which is shared between 'Little Orchard' and the adjacent neighbouring property. Parking suitable for two/ three cars. Raised patio area and path leading to the front garden and Cellar.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

