



Conifers

Kingsbury Episcopi, TA12 6AZ

GeorgeJames PROPERTIES  
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# Conifers

Kingsbury Episcopi, TA12 6AZ

Guide Price - £385,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Conifers is an attractive double fronted red brick village house dating from c.1890, the house is the end of a terrace of three similar homes. Situated in the heart of this popular village the house comes with off road parking, pleasant gardens and useful large outbuilding. Accommodation comprises study/entrance hall, sitting room and dining room. There is a kitchen/dining room with WC and utility room. To the first floor there are three bedrooms and family bathroom. The main bedroom has an en-suite shower room.

## Amenities

Kingsbury Episcopi was once crowned 'Somerset Village of the Year' and offers a range of local facilities including a community shop with cafe, public house, recreation ground, primary school in nearby Stembidge and two churches. Further everyday amenities can be found in the nearby village of Martock including a selection of shops, Co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

## Services

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

## Entrance Porch

With door leading to the entrance hall.

## Study/Entrance Hall 9' 8" x 9' 0" (2.94m x 2.75m)

With window to the front, recess book shelves and night storage heater. Stairs leading to the first floor and built in storage cupboard.

## Sitting room 12' 2" x 11' 2" (3.70m x 3.40m)

With window to the front, night storage heater and Propane coal effect gas fire. Arch opening to the dining room.

## Dining Room 12' 2" x 10' 10" (3.70m x 3.29m)

With glazed door to the garden. Night storage heater.



**Kitchen/Breakfast Room** 15' 7" max x 12' 0" max (4.75m max x 3.66m max) 'L' shaped

French doors to the rear garden. Tiled floor, range of base and wall mounted kitchen units with stainless steel sink unit. Cooker and dishwasher are both included in the sale. Night storage heater. Built in storage cupboard and large built in pantry cupboard.

**Utility** 4' 11" x 3' 3" (1.50m x 1.00m)

Space and plumbing for washing machine and tumble dryer. Door to garden.

**WC**

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

**Landing**

Night storage heater. Access to the loft space with ladder, light, and part boarding. The hot water cylinder and immersion are located in the attic.

**Bedroom1** 12' 1" x 11' 4" (3.69m x 3.46m)

With window top the rear and electric heater.

**En-Suite Shower Room**

With window to the rear, low level WC, wash hand basin and corner shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 2** 12' 1" x 11' 3" (3.69m x 3.42m)

With window to the front and electric heater.

**Bedroom 3** 12' 8" x 8' 2" (3.87m x 2.50m)

With window to the front and electric heater. Built in wardrobes.

**Bathroom**

With window to the rear, low level WC, vanity wash hand basin and panelled bath with electric shower over with screen. Heated ladder towel rail.

**Outside**

To the side of the property is an off road parking space, gates lead to the rear garden. To the rear of the house is a gravelled seating area with raised flower and shrub beds. The lawned garden is enclosed by well stocked borders and a path leads to the outbuildings.

**Outbuilding/Garage** 15' 9" x 11' 6" (4.80m x 3.50m)

Vehicular access to the garage is now limited but could be made possible for a small vehicle.

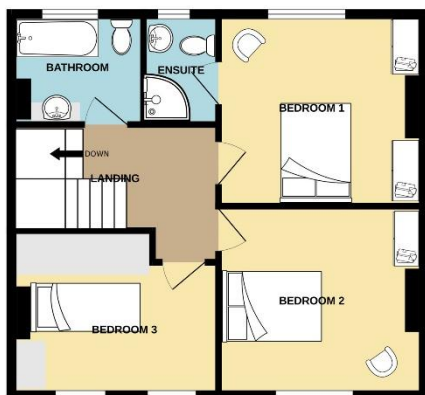
**Outbuilding** 18' 4" x 11' 4" (5.60m x 3.46m)



GROUND FLOOR  
60.8 sq.m. approx.

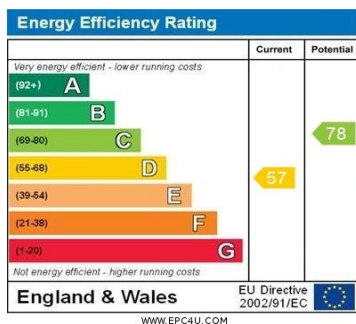


1ST FLOOR  
50.0 sq.m. approx.



TOTAL FLOOR AREA : 110.8 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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