



Squirrels Lodge
Aller, TA10 0QN

George James PROPERTIES
EST. 2014

Squirrels Lodge

Aller, TA10 0QN

Guide Price - £415,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Situated within the popular village of Aller, this substantial three-bedroom detached home offers generous living accommodation amounting to 1700 sq ft, excellent outside space and exciting potential for further improvement. The property is offered with no onward chain. Squirrels Lodge features a stunning, recently installed kitchen/diner, alongside a spacious living room and an additional ground floor reception room which could serve as a family room, home office or fourth bedroom. Further ground floor benefits include a utility room and separate WC. Upstairs, there are three well-proportioned bedrooms and two bathrooms. While the property is perfectly functional, it would benefit from some modernisation and reconfiguration in certain areas, particularly on the first floor, presenting an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. Externally, the property enjoys a large elevated rear garden with far-reaching countryside views, offering a wonderful space for families, entertaining and outdoor enjoyment. To the front, a generous driveway provides ample off-road parking and leads to a double garage.

Amenities

Situated in the village of Aller approximately a mile northwest of Langport. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well know Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Services

Mains water, drainage and electricity are connected. Oil fired central heating to radiators. Council Tax Band E

what3words

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Entrance Porch

Entrance door to the porch with tiled floor, windows to either side. Glazed double doors lead to:-

Entrance Hall

With stairs leading to the first floor, single radiator and open downstairs area. Door leads to :-



Sitting Room 17' 1" x 13' 9" (5.20m x 4.19m)

With window to front, radiator, four wall light points and feature fireplace with wood burning stove.

Kitchen/Diner 28' 3" x 11' 4" (8.61m x 3.46m)

With windows to the rear, two radiators Range of base and wall mounted kitchen units with work surfaces over. Built in electric oven and hob with extractor over, integrated dishwasher, space for American fridge freezer, one and a half bowl sink unit with mixer tap, breakfast bar.

Reception Room/Bedroom 4 14' 0" x 9' 5" (4.27m x 2.87m)

With window to front and radiator.

Utility Room 5' 11" x 4' 10" (1.81m x 1.48m)

With door to garden, radiator, storage cupboard with worktop space, space for washing machine and tumble dryer.

WC

With frosted window to rear, low level WC, corner sink.

Landing

This large spacious landing has a window to the front, radiator, access to loft space and built in airing cupboard with hot water cylinder, immersion and slatted shelving.

Bedroom 1 17' 10" x 11' 5" (5.43m x 3.48m)

With window to rear, two wall light points and radiator.

Bedroom 2 15' 9" x 13' 11" (4.79m x 4.24m)

With window to front, four wall light points and radiator.

Bedroom 3 10' 10" x 9' 3" (3.29m x 2.81m)

With window to front, two wall light points and radiator.

Bathroom 8' 6" x 8' 6" (2.60m x 2.58m)

With window to rear, modern bathroom suite comprising low level WC, wash hand basin and panelled Spa bath with shower attachment. Separate shower cubicle with electric shower. Full wall tiling.

Shower room

With window to rear. Low level WC, wash hand basin and shower cubicle with electric shower. Tiling to splash prone areas.

Outside

Vehicular entrance to large driveway offering parking for a number of vehicles. Access to:-

Double Garage 19' 8" x 16' 5" (6.00m x 5.00m)

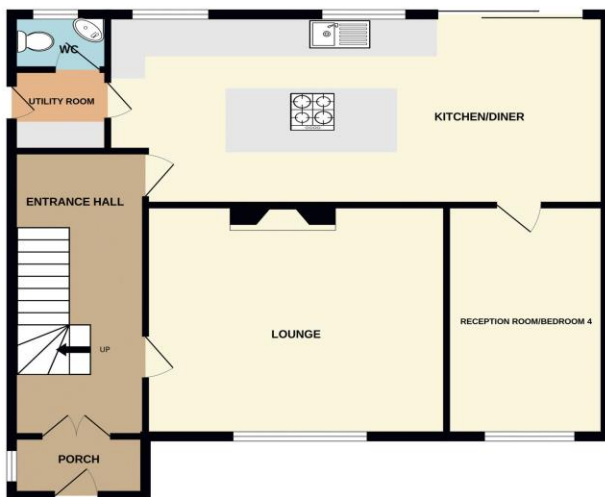
With electric garage door, windows to side, power, light and side pedestrian door.

Rear Garden

Side pedestrian access leads to the rear garden. To the immediate rear of the house there is a large patio with gravelled areas and raised rockery with various seating areas. Path and steps lead to a large lawned area with flower and shrub beds, vegetable garden and summerhouse. There are far reaching countryside views from the top of the garden.



GROUND FLOOR
80.7 sq.m. approx.



1ST FLOOR
79.1 sq.m. approx.



TOTAL FLOOR AREA : 159.8 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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