



English Homes



Church Street, Kingsbury Episcopi, TA12 6AU

Detached modern family home, beautifully presented on Church Street (no through road) in one of the most desired villages in this area, adjoining and overlooking fields and much improved in recent times. Three bedrooms, modern bathroom, large sitting room, large modern kitchen/breakfast room, dining room, utility room, modern uPVC double glazing, oil central heating, parking, south facing gardens. Love it!

- Detached
- Two reception rooms
- Modern kitchen/breakfast room
- Modern double glazing
- Gardens adjoining fields
- Three double bedrooms
- One bathroom and one shower room
- Open fireplace with wood burner
- Oil central heating
- Views

Guide Price £335,000

Accommodation

The gravel drive leads to the wide porch protecting the oak front door opening to

Entrance hall 10'9" by 10'4" (3m 28cm x 3m 15cm)

Double glazed uPVC window to front, understairs storage cupboard, radiator, sisal flooring, oak doors to

Cloak/shower room 9'9" by 3'2" (2m 97cm x 0m 97cm)

A smart shower/cloak room with generous shower cubicle (pressured water system), close coupled WC, wash basin, chrome towel radiator, extractor fan, double glazed uPVC window to front, tiled floor.

Sitting room 21'9" by 19'2" reducing to 14'3"

Two rooms have been made to one around a chimney with double fronted wood burner. Three radiators, uPVC double glazed windows to three aspects, French doors to the garden, fitted carpet.

Dining room 10'2" by 9'3" (3m 10cm x 2m 82cm)

Sisal floor covering, radiator, double glazed uPVC window to side, convenient to the kitchen.

Utility room 8'9" by 6'9" (2m 67cm x 2m 6cm)

A smart utility/boot room with storage cupboards above and below a roll edged worktop with Belfast style sink, space and plumbing for washing machine, wall mounted oil fired boiler, storage cupboard, double glazed uPVC window to rear and views.

Kitchen/breakfast room 18'0" by 10'4" (5m 49cm x 3m 15cm) plus lobby

A smart modern kitchen/breakfast room, converted from the original garage. Ample storage cupboards above and below generous worktops. AEG wall mounted stainless steel oven with matching microwave above, halogen hob with AEG extractor chimney above, integral dishwasher, integral freezer, blanco composite one and half bowl sink with filtered water tap, double glazed uPVC window to front, Italian porcelain tiled floor. Open plan through to the breakfast area with radiator, double glazed uPVC window to side, double glazed uPVC French doors to the rear garden and view, porcelain tiled floor, area to one side for fridge and uPVC double glazed window and pedestrian door to the garden.

Upstairs

Stairs lead from the entrance hall to the first floor and

Landing

Radiator, skylight, double glazed uPVC window, access to loft with ladder, light and pressured water tank, doors to

Bedroom one 18'8" by 12'0" (5m 69cm x 3m 66cm)

Big enough to add an ensuite. Double glazed uPVC windows to three aspects, large fitted wardrobes, fitted carpet, good views.

Bedroom two 14'3" by 9'6" (4m 34cm x 2m 90cm)

Fitted carpet, radiator, fitted wardrobes, double glazed uPVC window with views.

Bedroom three 10'2" by 10'2" (3m 10cm x 3m 10cm)

Fitted carpet, radiator, double glazed uPVC window with views.

Bathroom 8'0" by 6'6" (2m 44cm x 1m 98cm)

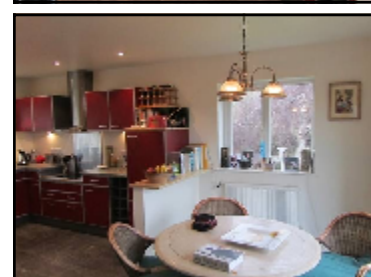
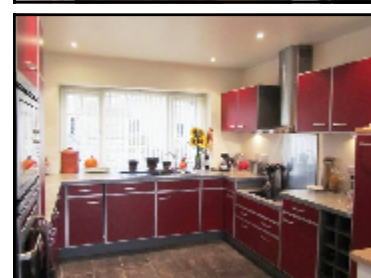
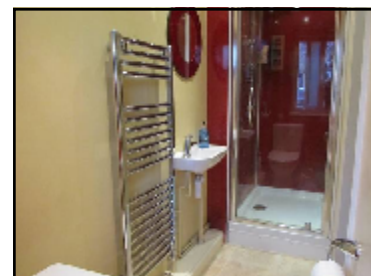
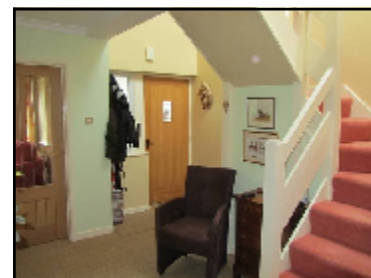
A modern bathroom with white suite comprising panelled bath with shower over, close coupled WC, wash basin set in vanity unit with good storage, chrome towel radiator, extractor fan, uPVC double glazed window to rear, tiles to splash prone areas.

Outside 110'0" by 58'0" (33m 53cm x 17m 68cm) appx plot size

The house is fairly centrally located on a good sized plot.

Main garden 58'0" by 45'0" (17m 68cm x 13m 72cm)

This garden lies to one side of the house behind a stone wall and is largely laid to lawn with shrubs to the borders. It adjoins fields to the rear.



Rear garden

What a lovely view over farmland and close to a network of public footpaths leading to the river and beyond. Partly lawned and part timber entertaining deck the whole faces approximately south.

Side garden and parking

The side garden is lawned with a silver birch, timber garden shed, modern plastic oil tank and a greenhouse. To the front is a gravel parking area for some two to three vehicles set behind a stone wall and a five bar gate.

Agents note Planning Permission

There is current planning permission for a single storey extension to the side of the kitchen should you wish to take advantage of this. The plans are for accommodation but could probably be changed to garaging STPP.

Directions

From the English Homes Langport office, turn right and right again to go up the hill and out through the hanging chapel and take the next right signposted to Muchelney and South Petherton. On entering the village of Kingsbury Episcopi, pass the Methodist church on your left and take the next left into Church Street; after about 100 yards the property will be found on the right hand side indicated by an English Homes For Sale board.

Kingsbury Episcopi

Kingsbury Episcopi has a good range of local facilities which include a community shop, local pub and hairdressers, a primary school in nearby Stembridge, playing area and recreational ground. Langport lies 5 miles from the village which is about eight miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton 22 miles with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington). Dorset coast is about 25 miles

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

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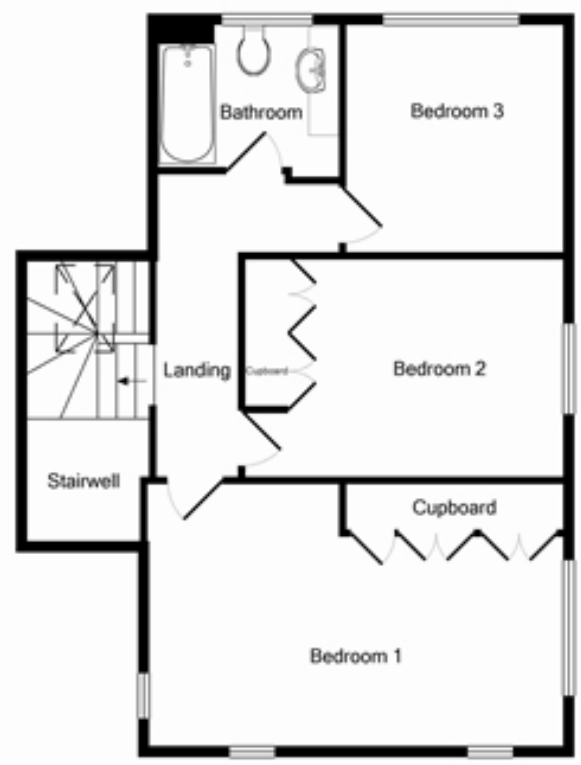
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Ground Floor



1st Floor

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