



Russet Lea

Church Street, Podimore, BA22 8JH

GeorgeJames PROPERTIES

EST. 2014

Russet Lea

Church Street, Podimore, BA22 8JH

Guide Price - £360,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Situated in the popular village of Podimore, this good-sized three-bedroom semi-detached house offers well-proportioned accommodation, complemented by excellent parking and garage facilities. The property features a comfortable living room, a separate dining space and a fitted kitchen, alongside the added practicality of a utility room. There is also a modern shower room on the ground floor, while upstairs are three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, ample driveway parking and a particularly useful large double garage, providing excellent storage or potential workshop space. Offering versatile accommodation and generous outside space, this property would make an excellent home for a range of buyers seeking a well-sized property in a popular village location.

Amenities

Podimore is a small Somerset village with a church and the Podimore Inn which is due to reopen soon. The village is situated within 1 mile of the A303 linking central London and the South West; the M5 can be joined at junction 23. The service station at Podimore roundabout is located a short distance away including a Travel Lodge. The nearby village of Ilchester is located about 2.5 miles away where a further selection of shops can be found. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton.

Services

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

what3words

///expiring.arranges.walking

Entrance Hall

With radiator, space under the stairs for storage.

Living Room 13' 9" x 11' 6" (4.18m x 3.51m)

With window to front and side, radiator, inset log burner.



Dining Room 10' 2" x 9' 5" (3.09m x 2.86m)

Open plan from living room, with radiator and space for table and chairs.

Kitchen 17' 5" x 7' 7" (5.30m x 2.32m)

With French doors and window to rear, two tall radiators, matching wall and base units comprising integrated fridge, microwave, oven, proving drawer, induction hob with extractor over, wine fridge, dishwasher, 1.5 sink with drainer.

Utility Room 12' 4" x 11' 6" (3.76m x 3.51m)

With two windows to rear, door to garden, radiator, sink with drainer, space for washing machine.

Downstairs Shower Room

With frosted window to rear, vanity sink, close coupled WC, shower.

Landing

With airing cupboard, access to attic.

Bedroom 1 11' 7" x 9' 9" (3.53m x 2.96m)

With windows to front and side, radiator, fitted wardrobes.

Bedroom 2 9' 6" x 9' 4" (2.90m x 2.84m)

With window to rear, radiator, fitted wardrobes.

Bedroom 3 7' 10" x 7' 8" (2.40m x 2.34m)

With window to front, radiator, cupboard over the stairs.

Family Bathroom

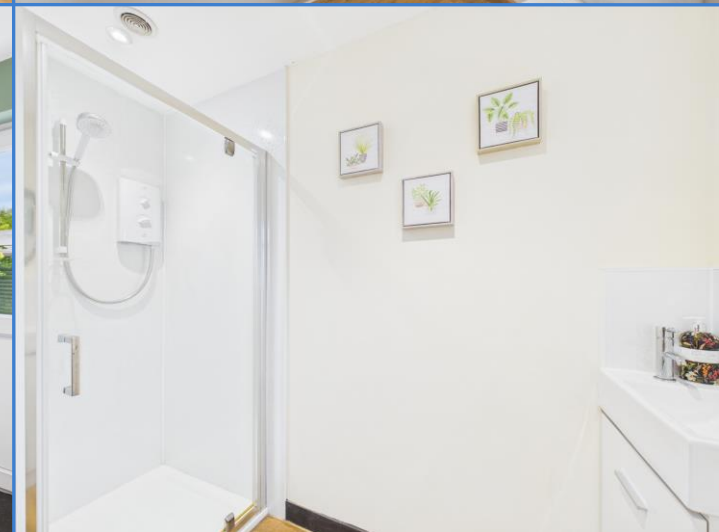
With frosted window to rear, ladder radiator, low level WC, p-shaped bath with shower over, vanity sink.

Garage 19' 2" x 15' 10" (5.83m x 4.82m)

With electric garage door, lighting and power.

Garden

To the front is a garden laid to lawn, with a large driveway and ample parking leading to the double garage. The rear garden is mainly laid to lawn, with a covered patio providing shelter for dining and an external tap.



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

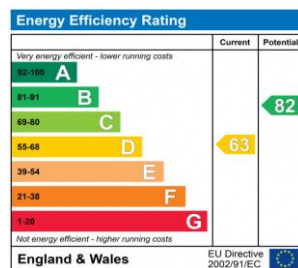


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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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