



Havenlea, Long Sutton



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Somerset, TA10 9LW

Somerton 2.7 miles A303 4.8 miles Langport 3.7 miles

A spacious extended Detached Bungalow in the centre of the village with 3 reception rooms, 3 bedrooms (one en-suite), family bathroom, garage, ample parking and delightful gardens. Now in need of some cosmetic updating. EPC Band C

- Elevated position with views of the Church and levels in the distance
- Kitchen, Dining Room and Garden Room with vaulted ceiling
- Garage and long driveway with parking for several cars
- Freehold
- West facing Sitting Room with views over the front garden
- 3 bedrooms (one en-suite), family bathroom & utility room
- Private and partly walled cottage style gardens & greenhouse
- Council Tax Band E

Guide Price £475,000

SITUATION

The property is elevated from the road and enjoys a central position within this highly regarded village, within walking distance of excellent local amenities including the renowned Devonshire Arms public house, primary school, village shop and post office, swimming pool, hairdressers, tennis courts and cricket ground. There is also a golf club at the far end of the village. A wider range of day-to-day facilities can be found in the nearby towns of Langport and Somerton, and the A303 is easily accessible.

DESCRIPTION

Havenlea is an attractive detached bungalow constructed of reconstituted stone elevations beneath a tiled roof with stone mullion windows. The property has been extended and now benefits from a lovely garden room at the rear with a vaulted ceiling and tiled roof. From here there are attractive views over the garden towards the church tower. The bungalow sits centrally within a good-sized plot with private, partly walled gardens, a garage and greenhouse. The accommodation is well arranged, although the property would now benefit from some decorative updating.



ACCOMMODATION

A part-glazed front door with canopy porch over opens into an entrance porch with tiled floor, coat hooks and a wooden bench. A further door leads into the spacious inner hallway with doors to all principal rooms, access to the insulated and partly boarded loft space, and two very large storage cupboards. The kitchen is fitted with a modern range of wall and base units with work surfaces, sink unit, tiled splashbacks, integrated double oven, hob, extractor and dishwasher. The adjoining utility room provides additional storage, space for a fridge freezer, sink unit, wall-mounted gas-fired boiler and a stable door to the outside.

The sitting room features a stone fireplace with hearth and wooden mantel above, with an inset gas fire (currently not in use) and electric fire positioned in front. The dining room has a serving hatch to the kitchen and could, subject to any necessary consents, potentially be opened up to create a larger kitchen/dining space. Double uPVC doors lead through to the garden room. The garden room is a lovely light space with glazing to three sides and doors opening to the garden, currently used as a bedroom and enjoying views towards the church. Bedroom one is a double room with en-suite shower room. Bedroom two is a further double room with built-in wardrobe, and bedroom three is a single room, also with built-in storage. The family bathroom is fitted with a bath with mixer tap, WC and wash hand basin.

OUTSIDE

To the front, the garden is mainly laid to lawn with picket fencing, mature hedging, flower borders and roses. The property faces west, making the most of the evening sun, and the driveway gently rises towards the garage, providing a pleasant, elevated position from the road and a good degree of privacy. Stone pillars and a blue lias wall flank the driveway, with wooden gates at the side of the property leading through to the rear garden. To the rear is a parking and turning area, with ample parking along the driveway for several vehicles, leading to a detached garage with up-and-over door, power and light. A lean-to greenhouse is attached to the garage. The rear garden is very pretty and fully enclosed, with mature shrubs, trees, flower borders and several patio areas, providing ideal places to sit and enjoy the garden on a sunny day.

SERVICES

All mains services are connected.
Broadband : Standard and superfast (Ofcom)
Mobile Coverage : EE, O2, Three and Vodafone (some service may be limited - Ofcom)
Flood Risk Status : Very low risk (environment agency)

VIEWINGS

Strictly by appointment with the Vendors selling agents, Stags, Yeovil office.
Telephone 01935 475000.

DIRECTIONS

What3words:///quail.scramble.rudder

From A303 take A372 towards Langport turning left towards Long Sutton after approximately 4.5 miles. Follow the road past the primary school and shop and Havenlea will be found of the left hand side just before the pub identified by our For Sale Board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

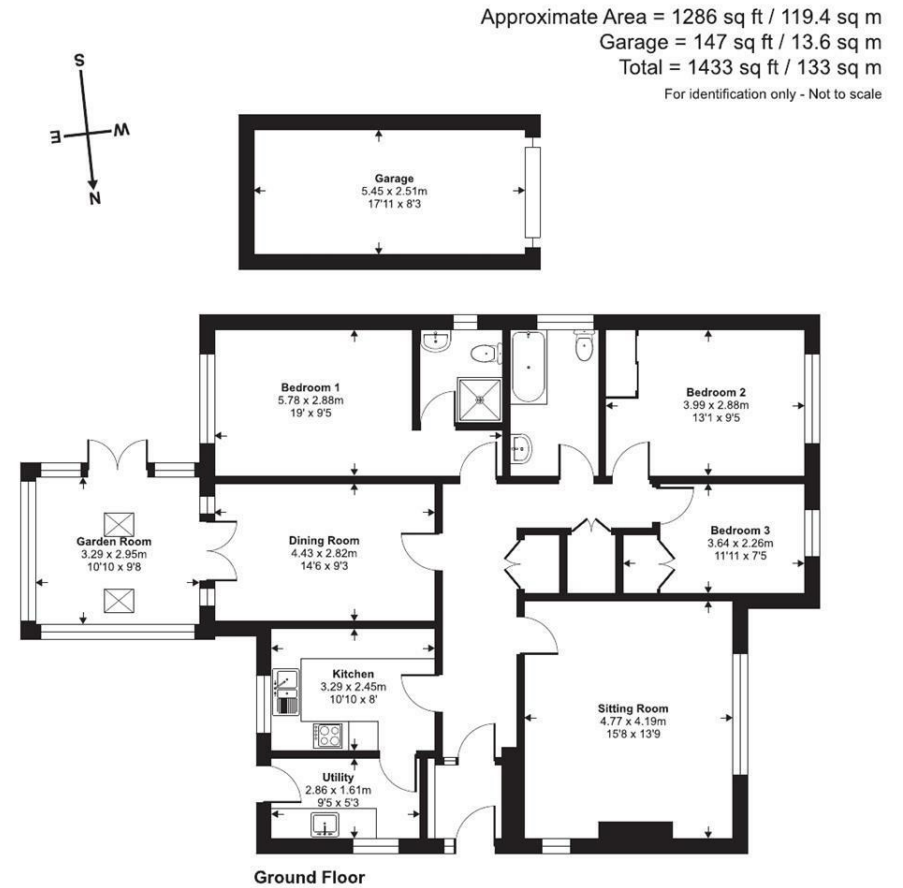


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales		
EU Directive 2002/91/EC		

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