



Footnote

Station Road, Charlton Mackrell, TA11 6AG

George James PROPERTIES  
EST. 2014

# Footnote

Station Road, Charlton Mackrell, TA11 6AG

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Footnote is a very well presented detached bungalow situated within this popular village. The bungalow offers well designed accommodation comprising large welcoming entrance hall, three double bedrooms and bathroom. The sitting room opens to the garden room which has an insulated roof allowing for all year round use. The current owner has created a good size open plan kitchen/dining room, there's also a large utility room and WC. The original garage has been converted into further accommodation, currently used for dog grooming however this area would suit as a hobbies room, study or work area. Outside there is gated access to an ample parking area and front garden. The landscaped south facing rear garden is private with garden sheds and substantial summerhouse/outbuilding.

## Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

## Services

Mains water, drainage and electricity are all connected. Council tax band D. Oil fired central heating to radiators. Most of the main rooms have been fitted with triple glazing.

## what3words

///footballers.bluffs.skyrocket

## Entrance Hall 11' 4" x 5' 9" (3.45m x 1.76m)

The hall has been added by the current owner and provides a welcoming entrance with door leading to the inner hall. The inner hall has a radiator and built in airing cupboard housing hot water cylinder.

## Sitting Room 16' 7" x 11' 11" (5.06m x 3.63m)

With patio doors leading to the gardens room. Hamstone fireplace housing a cast iron wood burning stove.



**Garden Room** 15' 9" x 9' 9" (4.80m x 2.97m)

With French doors to the rear and door to the side. The original conservatory has had an insulated roof conversion making this room more suitable for all rear round use.

**Kitchen/Dining Room** 22' 4" x 10' 1" (6.80m x 3.07m)

With windows to the front and rear. Modern fitted kitchen comprising base and wall mounted units. Built in eye level double oven, four ring electric hob with extractor hood over. Built in fridge freezer and dishwasher. One and a half bowl sink unit with mixer tap and radiator.

**Utility Room** 19' 8" x 6' 8" (6.00m x 2.03m)

With part glazed doors to the front and rear. Range of fitted units with single drainer sink unit. Radiator and oil fired boiler. Space for washing machine and tumble dryer.

**WC**

Window to the rear, low level WC and wash hand basin.

**Work Room** 9' 2" x 8' 6" (2.80m x 2.60m)

With window to the front and radiator.

**Work Room** 9' 5" x 8' 6" (2.86m x 2.60m)

With window to the rear and radiator.

**Bedroom 1** 14' 8" x 10' 8" (4.47m x 3.25m)

With window to the rear and radiator. Range of built in bedroom furniture including wardrobes and dressing table.

**Bedroom 2** 10' 11" x 11' 4" (3.33m x 3.46m)

With window to front, radiator and built in wardrobe.

**Bedroom 3** 11' 4" x 9' 0" (3.45m x 2.75m)

With window to the front and radiator.

**Bathroom** 11' 9" x 8' 11" (3.58m x 2.71m)

With window to the side, bathroom suite comprising low level WC, wash hand basin and panelled bath. Separate shower cubicle with mains shower. Heated towel rail.

**Outside**

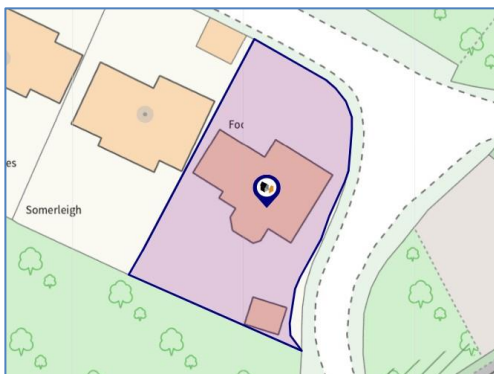
The property is approached via vehicular gates to a gravel parking area. The front garden is laid to lawn with wood store and side pedestrian gate leading to the rear. The private south facing rear garden is mainly laid to lawn with raised patio area. There is a raised deck accessed from the garden room with glass and stainless steel balustrades. The garden has various well stocked flower and shrub beds along with an enclosed vegetable garden. There is a large summerhouse and three timber garden sheds one having power connected. The two robot lawnmowers are included in the sale.

**Summerhouse** 14' 1" x 10' 10" (4.29m x 3.30m)

Partly insulated with power and light connected.



# GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	73
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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