



Berry Cottage

Langport Road, Somerton, TA11 6RT

GeorgeJames PROPERTIES

EST. 2014

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Langport Road, Somerton, TA11 6RT

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Berry Cottage is a beautifully presented, spacious stone built property conveniently situated within the town. The cottage offers good size living space including a through entrance hall, large sitting room/dining room with wood burning stove, kitchen/breakfast room and utility area. There is also a further sitting room with fireplace and wood burner, inner hall and WC. To the first floor there are three bedrooms and shower room. To the rear a vehicular entrance and driveway gives access to the single garage, there are lovely cottage style gardens with covered dining area and garden studio/office.

Services

Mains water, drainage, electricity and gas are all connected. Gas fired central heating to radiators. Council tax band C.

what3words

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Entrance Hall

A pedestrian gate leads to an inner courtyard with door to the entrance hall. This through hall has a door to the rear garden, polycarbonate roof and window to side. Door to:-

Sitting Room/Dining Room 24' 3" x 10' 0" (7.38m x 3.04m)

With windows to the front and side with newly installed French doors to the rear garden. Cast iron gas stove, radiator and access to the attic space.

Kitchen/Breakfast Room 13' 3" x 10' 10" (4.05m x 3.31m)

With window to the rear and door to the rear hall/utility. Range of kitchen units with work surfaces over, single drainer sink unit with mixer tap. Space for slim dishwasher, fridge freezer and cooker. Radiator.

Rear Hall/Utility 16' 2" x 4' 7" (4.92m x 1.40m)

With window to the rear and part glazed door to the garden. Sink unit with space under for washing machine. Radiator and polycarbonate roof.

Sitting Room 14' 4" x 13' 8" (4.38m x 4.17m)

With window to the front, attractive stone fireplace with timber surround housing modern cast iron wood burning stove. Radiator.



Inner Hall

With stairs to the first floor and understairs storage area.

WC

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

Landing

Bedroom 1 14' 6" x 8' 2" (4.42m x 2.50m)

With window to the front, radiator and built in wardrobes.

Bedroom 2 12' 0" x 9' 3" (3.65m x 2.81m)

With window to the rear, radiator and built in cupboard housing gas combination boiler providing hot water and central heating.

Bedroom 3 11' 4" max x 9' 8" max (3.46m max x 2.95m max)

With window to the front and radiator.

Shower Room

With window to the rear, low level WC, pedestal wash hand basin and large shower cubicle with mains shower. Ladder towel rail.

Outside

There is vehicular access from Behind Berry with off road parking to a driveway and single garage. A secure pedestrian gate leads to the rear garden.

Garage 19' 10" x 9' 10" (6.04m x 2.99m)

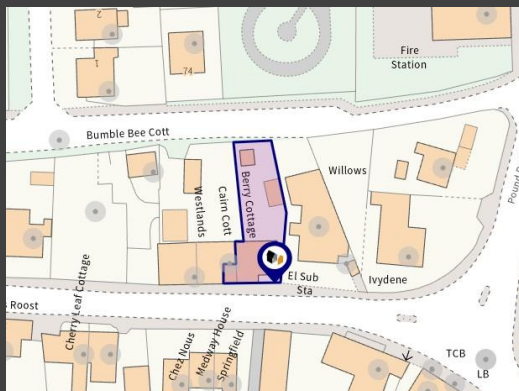
With electric roller door, window to the side and pedestrian door to the rear. Power and light connected.

Garden Studio/Office 9' 10" x 9' 10" (3.00m x 3.00m)

This insulated garden room has power and light connected with windows and Velux roof window giving lots of natural light.

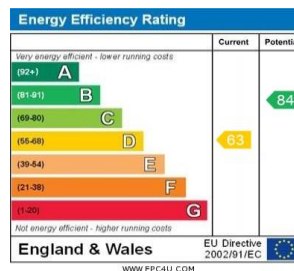
Rear Garden

A path leads to the rear of the cottage where the attractive gardens offer a good degree of privacy with beautiful, well stocked flower and shrub beds. To the rear of the garage is a substantial timber gazebo with pitched tiled roof, this area is ideal for dining and entertaining.



GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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