



8 Neville Park
Baltonsborough, BA6 8PY

George James PROPERTIES
EST. 2014

8 Neville Park

Baltonsborough, BA6 8PY

Guide Price - £585,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

8 Neville Park is an impressive detached bungalow offering spacious and comfortable living accommodation. The property comes to the market following a detailed and comprehensive renovation where the bungalow has been modernised throughout and accommodation reconfigured. A completely new plumbing and heating system, re-wiring, new windows and doors, new ceilings and re-plastering along with new stylish kitchen and bathrooms. Outside all the fascias and guttering have been updated, a new paved driveway laid, electric car charger and electric roller garage door installed. The bungalow sits within a generous plot with mature gardens of approximately half an acre.

Services

Mains water, electricity and drainage are all connected. Oil fired central heating via a new external boiler. Council tax band E.

Amenities

The pretty village of Baltonsborough has village amenities including village shop, public house, local church and sought after school. Further amenities are found in the local towns of Wells, Glastonbury and Street. The regional centres of Yeovil, Bath and Taunton are all within easy reach. The area is also well served by a good selection of independent schools including Millfield, Wells Cathedral School, Kings Bruton, Hazlegrove and Sherborne Schools. There are good road and rail links with the A303 located to the south giving access to London and the South West, the M5 can be joined at junction 24. Mainline stations at Castle Cary with a service to London Paddington and Sherborne to London Waterloo. Sporting facilities include golf at Sherborne and Yeovil, horse racing at Wincanton, Exeter and Bath.



Entrance Hall

A spacious entrance hall with opening to the kitchen.

Kitchen/Dining Room 20' 0" x 13' 2" (6.10m x 4.01m)

With window to the front and wide patio doors to the garden. Tiled floor with fitted kitchen comprising base and wall units with quartz work surfaces over and one and half bowl sink and mixer tap. Large central island and breakfast bar incorporating storage cupboards and drawers. Fitted appliances include larder fridge and freezer, dishwasher and eye level double oven. Wide multi hob induction with stainless steel extractor hood over. Radiator.

Utility Room 12' 2" x 4' 9" (3.70m x 1.45m)

With part glazed door to the garden. Base and wall mounted units with one and half bowl sink and mixer tap. Space for washing machine and tumble dryer. Radiator and door to the garage.

Sitting Room 20' 4" x 12' 10" (6.20m x 3.90m)

With large windows to the front and side. Radiator and brick fireplace with oak mantle housing a cast iron wood burning stove.

Bathroom 7' 8" x 5' 11" (2.33m x 1.80m)

With window to the rear, low level WC and vanity wash hand basin with heated mirror over. Panelled bath and corner shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 1 16' 5" x 9' 11" (5.00m x 3.03m)

With windows to the front and rear. Radiator.

En-Suite Shower Room

With low level WC, wash hand basin with heated mirror over. Low level WC and shower cubicle with electric shower. Heated ladder towel rail.

Bedroom 2 12' 5" x 10' 0" (3.79m x 3.05m)

With window to the side and radiator.

Bedroom 3 12' 5" x 9' 11" (3.79m x 3.03m)

With window to the side and radiator.

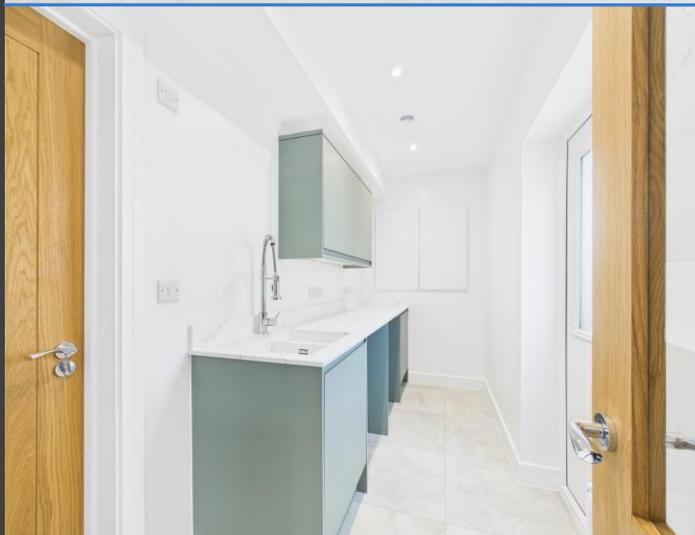
Outside

The property is approached via a brick paved driveway with access to the garage with electric car charger. The gardens are a particular feature of the bungalow with lawned areas and a variety of mature trees and shrubs including an impressive, established Magnolia. The entire plot approaches half an acre.

Garage 15' 1" x 13' 6" (4.60m x 4.12m)

With electric roller door, power and light connected. Window to the side and door to the utility room.

Agents Note:- Some internal photographs have CGI furniture illustrations.



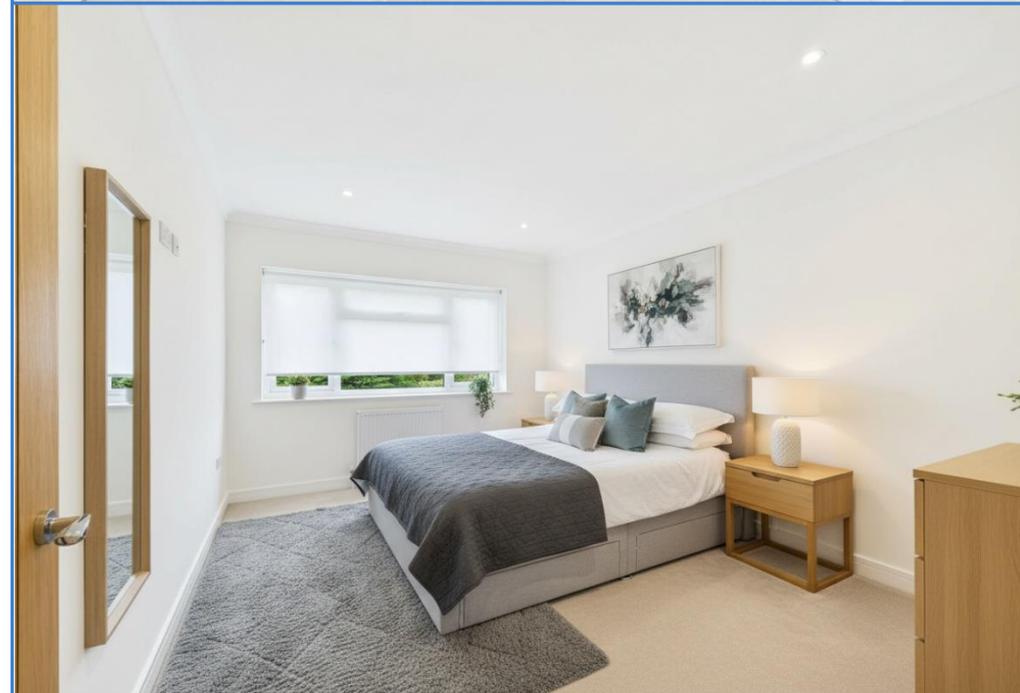
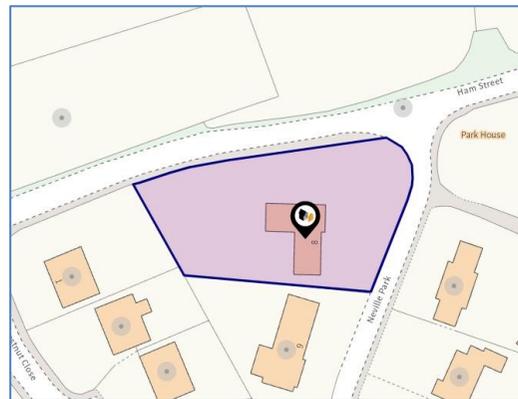
GROUND FLOOR
134.7 sq.m. approx.



TOTAL FLOOR AREA: 134.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	64
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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