RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



4 Orchard Close, Long Sutton, Langport, Somerset, TA10 9LY

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Somerton 5 miles, Glastonbury 7 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 7 miles, A303 5 miles, Bristol 31 miles, Bath 29 miles.

Guide Price £350,000

Summary
An attractive, extended three-bedroom end terrace family home, presented in very good order and offering bright and spacious, versatile living.

Further benefitting from a detached home office, utility and kennells, as well as plenty of well thought out storage provisions.

Outside, plenty of off-road parking to the front and attractive gardens to the rear, whilst pleasantly situated backing onto an adjoining paddock with a delightful outlook.

Located within the ever-desirable and Long Sutton, close to the heart of the village.

Accommodation
A particularly spacious and well-presented stone-built end terrace property, occupying a pleasant position within the highly regarded village of Long Sutton, whilst enjoying an attractive open outlook across an adjoining paddock.

The property offers well-proportioned accommodation arranged over two floors, with the benefit of a rear extension creating an excellent open-plan kitchen/dining room, making it ideally suited to modern family living and entertaining. Further accommodation includes a welcoming entrance hall, a generous dual-aspect sitting room, three bedrooms and a family bathroom, together with a ground floor cloakroom.

Of particular note is the sitting room, which enjoys a dual aspect,ensuring plenty of light, and features an attractive stone fireplace with inset AGA log burner. This opens through to the impressive kitchen/dining room, which has been refitted with a comprehensive range of shaker-style cabinetry, complemented by oak work surfaces and a breakfast bar, along with Belfast sink. French doors provide direct access to the rear garden terrace, creating a natural connection between the indoor and outdoor living spaces.

On the first floor are three well-proportioned bedrooms, including two good-sized doubles, together with a family bathroom and useful fitted storage.

A particularly valuable addition is the home office, which has been converted from the former garage to a high standard and provides a well-appointed and fully insulated work space.

Further outside accommodation includes a separate utility room with fitted cupboards, oak work surfaces and provision for laundry appliances, together with kennels and additional storage.





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Outside, the property enjoys enclosed gardens to both the front and rear. The front garden is approached via a driveway providing off-road parking for several vehicles, with established boarder planting and a combination of stone walling and fencing.

The rear garden is another appealing feature, with a paved terrace adjoining the house, leading onto a central lawn and a further raised seating terrace at the bottom. An outdoor kitchen area provides an excellent space for summer entertaining and barbecues, with the additional benefit of outdoor power and warm water tap. The garden enjoys a lovely open outlook across the adjoining paddock, providing an attractive backdrop.

Long Sutton is a popular South Somerset village, offering a good range of local amenities including a village shop with Post Office, primary school, church and public house, together with the well-regarded Long Sutton Golf Club. The nearby towns of Langport and Somerton provide a wider range of shopping and everyday facilities.

Tenure and Other Points
Freehold
Not listed
Somerset Council - Council Tax Band B
EPC rating TBC
Mains water, drainage and electricity all connected. Gas fired central heating.

What3words: ///nametag.dabbling.poets

About the area
The Parish of Long Sutton is situated in the heart of Somerset, bordered to the south by the Levels and the river Yeo and to the north by rolling hills and woods. At the centre of the village is the Green which is surrounded by a splendid XVIth century church and other interesting, listed buildings making it one of the most attractive villages in the county. The village has a church, primary school, village hall, shop and post office, golf club, an excellent gastro pub (Devonshire Arms) and a friendly vibrant community with a good number of clubs and associations.

More extensive facilities are on hand in the local towns of Somerton, Street, Langport , Sherborne and Taunton with their wide range of retail and recreational facilities. Nearby Castle Cary station offers regular mainline services to London (Paddington) taking from 110 minutes. Alternatively, Yeovil/Sherborne junction offers services to London (Waterloo) taking from 135 minutes. The A303 (becoming the M3 to London) provides access to London and the West Country.

There is an outstanding choice of state and independent schools in the area including Hazelgrove at Sparkford, Millfield at Street, Sherborne schools, Downside at Shepton Mallett, Wells Cathedral School and the Bruton schools.





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Important Notes
Please see all the notes below – particularly the section referring to identity and AML requirements

Identity verification & Anti Money Laundering (AML) Requirements.
As Estate Agents we are require by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.
We are required to use a specialist third party service to verify the purchaser(s) identity.

The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors. This is a legal requirement and the charge is non-refundable.

Property Details
Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Buyers must rely on information passed between the solicitors with regard to items included in the sale. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS
Interested parties are advised to check availability and current situation prior to travelling to see any property. All viewings are by appointment with the Agents.
Roderick Thomas, London House, New Street, Somerton TA11 6NU
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E: somerton@roderickthomas.co.uk

P.S.
A few extra comments.
Lettings, surveys and solicitors -we can help
Mortgages – we can help.
Bridging loans – We can help.
Moving house is complicated and stressful when a sale and purchase needs to be tied together in terms of finance and timing.
Sometimes we can negotiate an agreement to suit both sellers and buyers.
Sometimes a bridging loan can solve problems and remove stress.
Call us for information on any of these points.





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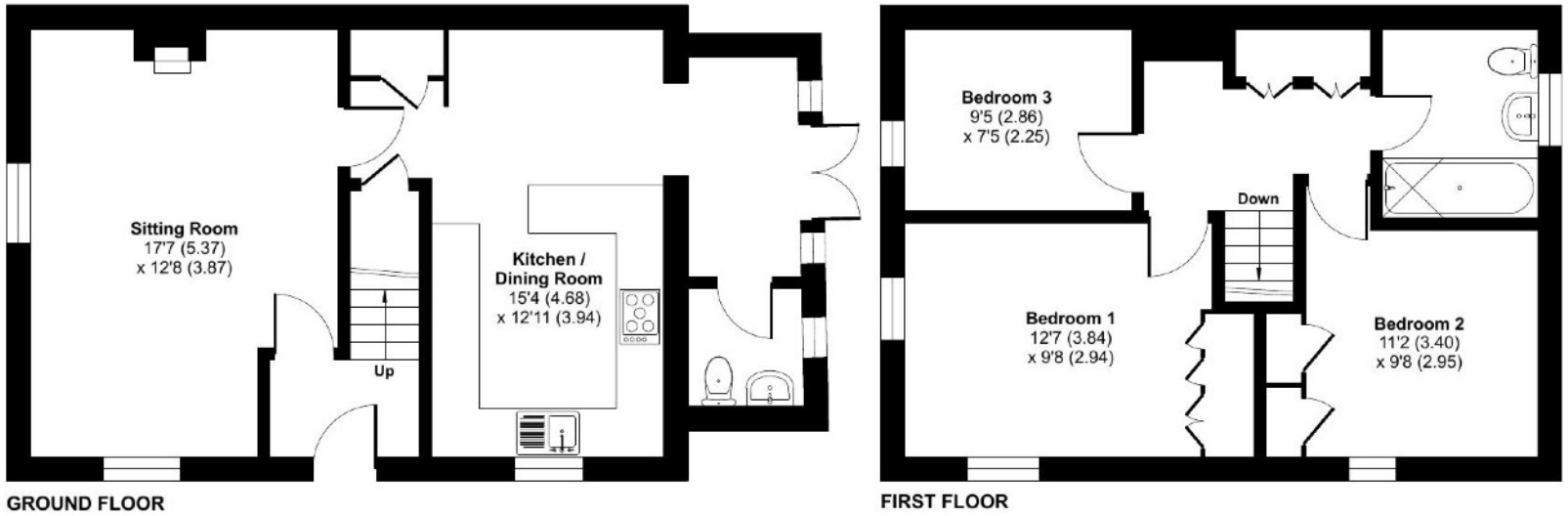
Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



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