



15 Blackberry Court
School Street, Drayton, TA10 0LN

George James PROPERTIES
EST. 2014

15 Blackberry Court

School Street, Drayton, TA10 0LN

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The property is part of the second phase of Blackberry Court, an exclusive small development situated in this popular, peaceful village. The first part of Blackberry court was just six individual homes which are now all occupied, this new phase comprises 8 large semi-detached chalet style homes. Each property offers open plan sitting room/kitchen with bi-folding doors leading to the garden there are two large double bedrooms to the first floor both with en-suite shower rooms. Outside there are generous gardens, off road parking and carport.

Amenities

The village is designated as a conservation area with a fine parish church and public house, The Drayton Arms. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre incorporating popular tea rooms. There is also the very popular Firehouse village pub and restaurant.

Services

Mains water, electricity and drainage are all connected. Electric air source heat pump provides under floor heating to the ground floor rooms and radiators to the first floor. The property will have solar panels (Photovoltaic - PV) fitted providing great savings on the energy costs.

Entrance Hall

With stairs to first floor and understairs storage cupboard.

Downstairs Cloakroom

With low level WC and wash hand basin. Window to the front.

Kitchen/Sitting Room

With window to rear and bi-folding doors to rear garden. Range of wall and base units with recycling drawers and pan drawers. Central island unit with sink/drain unit and mixer tap. Built in four ring induction hob with extractor over. Integrated appliances comprising fridge/freezer and dishwasher. Tiled flooring.



Utility Room

With door to the rear garden. Single drainer sink unit with space and plumbing for washing machine.

First Floor Landing

With Velux roof window.

Bedroom 1

With window to rear, roof window, built in wardrobe.

En-suite Shower Room

With roof window to rear, shower cubicle with mains shower. Low level WC, tiled flooring and vanity style wash hand basin with cupboards under.

Bedroom 2

With window to the rear and built in wardrobe.

En-Suite Shower Room

With roof window to rear, shower cubicle with mains shower. Low level WC, tiled flooring and vanity style wash hand basin with cupboards under.

Outside

A driveway leads to the side of the property with parking for two cars. Side access leads to the garden with a patio area and space for a shed. There is a water tap, electricity point and light. The remaining garden is laid to lawn with post and rail rear boundary fence allowing an open view across farmland.

Agents Note

The main pictures are computer generated images (CGI) The photographs shown are for example purposes only.





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