





£285,000

To View:

Holland & Odam
Market Place, Somerton, Somerset
TA11 7NB

01458 785100
somerton@hollandandodam.co.uk



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Energy
Rating **E**

Council Tax Band **B**



Services

Mains electric, water and drainage are connected.
Electric heating (no mains gas in village).

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Location

The hamlet of Stembridge is set in attractive, surrounding countryside and comprises farms, a primary school and a public house. The neighbouring village of Kingsbury Episcopi has a historic church, public house, recreation ground and community shop/cafe whilst Martock is situated approximately 3 miles away and offers a wide range of amenities, including shops, post office, public houses, dentist, doctor and veterinary surgeries, chemist, churches, bus services and recreational facilities.

Description

An extended semi-detached property on a corner plot, in the heart of Stembridge. Currently configured as a two bed to suit the owners needs and benefiting from good size gardens with a view of Burrow Hill, garage and parking.

Leading from the front via a good size porch with built-in storage, proceeding to an entrance hall with downstairs WC and access to the remainder ground floor accommodation. The kitchen is fitted with a range of wall, base and drawer units under worktops with tiled splash backs and inset 1 1/2 drainer sink unit and electric ceramic hob with extractor hood over. Built in appliances include electric oven, dishwasher and space for fridge-freezer. The main reception is open plan with the dining area featuring wooden flooring and patio doors leading to the rear and stairs rising to first floor with storage under. The living area is carpeted and comprises a feature fireplace with inset wood burning stove (***Agents Note**), window to rear garden with a view of Burrow Hill and door giving access to a utility room with storage and space for washing machine, tumble dryer and fridge/freezer. The first floor landing comprises a linen cupboard, loft hatch to roof space and doors to all other rooms. There are two bedrooms, one with walk-in dressing room, which was formerly the third bedroom (***Agents Note**). The bathroom comprises an L shaped bath with shower over and screen, pedestal basin, WC and wall mounted electric towel rail.

A pedestrian path leads to the entrance gate and pathway to front door. Fully enclosed by wooden fencing and lined with tree borders, the front is private and mainly laid to lawn with access to the side, providing ideal storage space. The rear is mainly laid to lawn with a patio area, ideal for outdoor entertaining, corner seating area with decking and sail shade, summerhouse and greenhouse. Fully enclosed with a gate to the rear giving access to a shared pathway, leading to the garage block and parking area.

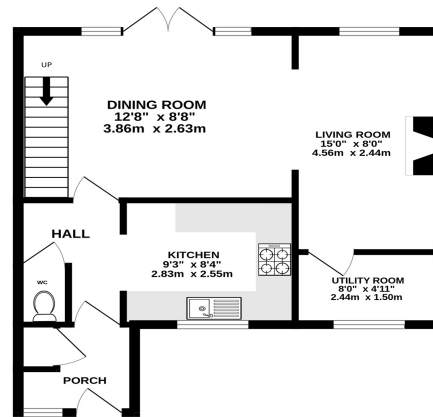
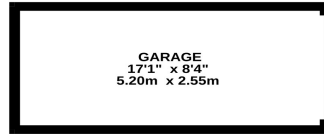
***Agents Note:** The wood burning stove has been fitted by the current owners and is not certified. Therefore, the owners are willing to remove, or it can be sold as seen. If a purchaser wishes for the third bedroom to be re-instated, our client has agreed to do this prior to exchange at their cost.

Directions

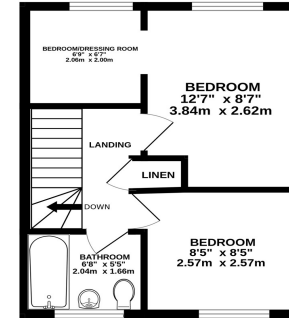
From Somerton Market Place, turn right and head towards Langport on the B3153. On approaching Langport, approx. 4 miles, take the first exit off the roundabout onto Field Road. Passing the school on your left take the next right past Huish Episcopi church and first left to Muchelney, go through the village, continue through Thorney, into Kingsbury Episcopi and staying on this road you will see the Rusty Axe at Stembridge on your right hand side and the property can be found directly opposite.



GROUND FLOOR



1ST FLOOR



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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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