



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band D (66)

Services: Mains Electric, Water and Drainage. Oil Fired Heating.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.

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Guide Price: £450,000
Lambrook Road, Shepton Beauchamp,
Nr Ilminster, Somerset TA19 0LZ

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**The Jays, Lambrook Road
Shepton Beauchamp,
Nr Ilminster,
Somerset TA19 0LZ**

Guide Price: £450,000



- **Extended Spacious Semi Detached Property**
- **Garden Backing onto Fields & Views Beyond**
- **4 Double Bedrooms, En-Suite to Master**
- **29ft Kitchen/Dining Room & Utility Room**
- **Sitting Room with Log Burner**
- **Conservatory & Study/Bedroom 5**
- **4 Piece White Suite Family Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Off Road Parking for a Number of Vehicles.**

Located on the edge of the ever popular village of Shepton Beauchamp and backing onto open fields, paddocks and superb south facing views across to countryside beyond is this spacious and extended semi detached 4 double bedroom property. Benefits from off road parking for a number of vehicles and internally comprises; entrance porch, inner hall, study/bedroom 5, sitting room with log burner, superb 29ft kitchen/dining room, conservatory with access to the garden, utility room, cloakroom, en-suite to master bedroom and a modern updated white 4 piece family bathroom. Further benefits from double glazing and oil fired heating.



Approach

Approach to timber twin opening timber gates heading the gravel chipped driveway with turning space and onwards to:

Entrance Porch: 6' 7" x 6' 0" (2.00m x 1.82m)

Solid wood front door with a central glazed panel, double glazed windows to both the side and front aspects, tiled flooring, built-in storage cupboard and recessed ceiling spotlights. Window and half glazed door opening to:

Inner Hall

A good size hall with stairs rising to the first floor, built-in under-stairs storage cupboard and a single panel radiator.

Study/Bedroom 5: 13' 8" x 8' 6" (4.16m x 2.58m)

Double glazed window to the front aspect and a double panel radiator.

Sitting Room: 16' 0" x 12' 11" (4.88m x 3.93m)

Double glazed window to the front aspect, attractive feature fireplace with a solid wood mantle and an inset log burner. Double panel radiator, TV point and a smoke detector. Large opening to:

Kitchen/Dining Room: 29' 2" x 9' 11" (8.90m x 3.03m)

Fitted with a modern range of soft closing, light cream fronted wall and base units with solid wood square edge worktops over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for a range style cooker with a stainless steel chimney style extractor over and a separate high level Zanussi multi function oven. Built-in dishwasher and space for an upright fridge/freezer. Breakfast bar feature with space for seating under. Two double glazed windows to the rear aspect with views over the garden and fields beyond, tiled flooring, wall mounted thermostat and recessed ceiling spotlights. The dining area benefits from wood laminate flooring, screened radiator and double glazed french doors opening to:

Conservatory: 12' 4" x 7' 8" (3.75m x 2.33m)

Constructed of uPVC double glazed sealed units with a polycarbonate roof over and double glazed french doors opening to the patio and rear garden. Tiled flooring, fitted roof and window blinds, power point.

Utility Room: 9' 6" x 8' 4" (2.89m x 2.54m) (max)

Fitted with wall and base units, rolled edge worktops over and tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine and space for an upright freezer. Wall mounted Grant oil fired boiler. Double glazed window and part double glazed uPVC door opening to outside, tiled flooring and a double panel radiator. Door to:

Cloakroom: 6' 11" x 3' 3" (2.11m x 0.98m)

Fitted with a modern white two piece suite comprising; low level WC and a vanity unit with an inset wash hand basin, mixer tap and tiled splash back over. Obscure double glazed window to the rear aspect, water softener unit, chrome ladder style heated towel rail, extractor, recessed ceiling spotlights and a wall mounted electric fusebox and meter.

First Floor Landing

With access to the boarded roof void via a fitted loft ladder, natural light tube and a smoke detector. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 14' 7" x 11' 5" (4.45m x 3.49m)

Double glazed window to the rear aspect enjoying superb views across to open fields and countryside beyond. Double panel radiator and a door to:

En-Suite: 8' 3" x 5' 9" (2.52m x 1.74m)

Fitted with a modern white three piece suite comprising; corner cubicle with a glass door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin, mixer tap and a tiled splash back over. Wall mounted illuminated mirror with built-in shaver point. Low level WC. Double glazed window to the rear aspect, chrome ladder style heated towel rail, tiled flooring, recessed ceiling extractor fan and spotlights.

Bedroom 2: 13' 3" x 8' 5" (4.03m x 2.56m) (max)

Double glazed window to the front aspect, double panel radiator, TV point and a double built-in wardrobe.

Bedroom 3: 11' 5" x 9' 11" (3.49m x 3.03m)

Double glazed window to the front aspect and a single panel radiator.

Bedroom 4: 13' 1" x 8' 6" (4.00m x 2.59m) (max)

Double glazed window to the front aspect, single panel radiator, wall-light point and a built-in over-stairs storage cupboard.

Bathroom: 9' 5" x 8' 5" (2.86m x 2.56m) (max)

Fitted with a white four piece suite comprising; oval panel bath with a central mixer tap. Quadrant cubicle with a glass door and wall mounted thermostatic shower over. Wall mounted vanity drawer with an inset wash hand basin and mixer tap over. Double glazed window to the rear aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail and recessed ceiling spotlights.

Outside

The property is situated on the very edge of Shepton Beauchamp and backs onto open fields and paddocks with far reaching countryside views.

The front of the property is accessed via twin opening timber gates heading the gravel chipped driveway with turning space and onwards to the front door. The garden is mainly laid to lawn and enclosed by a combination of timber fencing and low built walls. A side pedestrian gate gives access to:

The rear garden benefits from a paved patio heading the conservatory doors and leads down to the main lawn. Beds and borders are filled with a variety of mature shrubs and trees. Log store, space for a timber shed and the oil storage tank is to the side of the main property. Outside light.