



6 Irving Road

Keinton Mandeville, TA11 6ET

GeorgeJames PROPERTIES



# 6 Irving Road

Keinton Mandeville, TA11 6ET

Guide Price - £275,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

A good size link-detached house situated in the popular village of Keinton Mandeville. The accommodation is arranged over two floors and comprises entrance porch, sitting/dining room, kitchen, utility room, cloakroom and conservatory on the ground floor with three bedrooms and bathroom upstairs. Outside, the property offers a single garage, off road parking and rear garden.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a local shop, pub, farm shop, primary school and active churches. There are various clubs and societies visit [www.keintonmandeville.com](http://www.keintonmandeville.com) for more information. The A303 is just a few miles south and nearby towns include Castle Cary and Somerton.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

## Entrance Porch

With windows to front and side and part glazed door to:-

## Entrance Hall

With radiator, stairs to first floor and understairs storage cupboard.

## Sitting/Dining Room

24' 3" x 12' 7" max (7.38m x 3.83m max)

With window to front, natural stone open fireplace, two radiators and double doors to:-

## Conservatory

11' 4" x 8' 9" (3.45m x 2.67m)

uPVC double glazed conservatory with patio doors to rear garden.

## Kitchen

9' 7" x 9' 2" (2.92m x 2.80m)

With window to rear, range of wall and base units with inset one and half sink/drain unit and mixer tap, built in four ring electric hob with oven under and extractor canopy over, wall mounted gas fired boiler, radiator, space for fridge and washing machine.

## Utility/Boot Room

9' 7" x 8' 2" (2.92m x 2.50m)

With window to rear, part glazed stable door to rear garden, radiator and personal door to garage.





### First Floor Landing

With window to side, access to roof space and airing cupboard with slatted shelving.

### Bedroom One $11' 10'' \times 9' 11''$ (3.60m x 3.01m)

With window to rear, radiator and built in double wardrobe.

### Bedroom Two $12' 1'' \times 9' 10''$ max (3.68m x 3.00m) max

With window to front, radiator and built in double wardrobe.

### Bedroom Three $8' 10'' \times 6' 3''$ (2.70m x 1.90m)

With window to front, radiator and built in cupboard.

### Bathroom

With window to rear, low level WC, pedestal wash hand basin, radiator and panelled bath with shower attachment.

### Outside

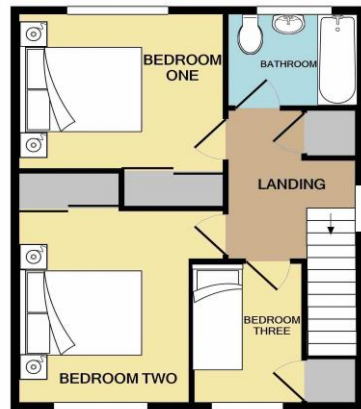
The property is approached via a vehicular drive leading to the garage. The front garden is mostly laid to lawn providing additional off road parking. A pedestrian gate gives access to the rear garden which has been mostly laid to lawn with patio seating area, outside light and water tap.

### Garage $16' 4'' \times 8' 2''$ (4.97m x 2.50m)

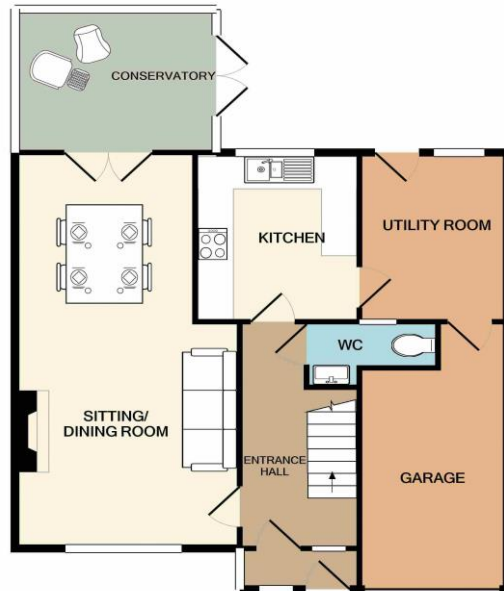
With single up and over garage door.







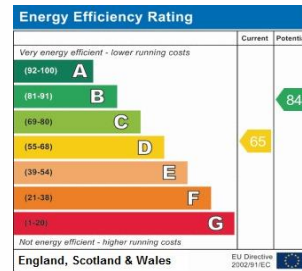
1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ. FT.  
(43.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ. FT.  
(74.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1267 SQ. FT. (117.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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