



5, Chapel Close  
Keinton Mandeville, TA11 6EY

George James PROPERTIES  
EST. 2014

# 5, Chapel Close

Keinton Mandeville, TA11 6EY

Guide Price - £315,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

5 Chapel Court is a well presented detached house situated within a cul-de-sac. The house offers comfortable accommodation including entrance hall, WC, sitting room/dining room with wood burning stove, modern kitchen and utility room. To the first floor there are three bedrooms and a newly fitted shower room. Outside there are two off road parking spaces and garage, the enclosed rear garden has a patio area and lawn.

## Amenities

The medieval village of Keinton Mandeville is surrounded by rolling countryside with an abundance of footpaths and bridleways. The village has a very popular 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 from a modern combination boiler. Council tax band D.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with tiled floor, radiator and stairs to the first floor.

## WC

With window to the front, low level WC and corner wash hand basin. Heated ladder towel rail.

## Sitting Room/Dining Room 23' 6" x 11' 6" (7.17m x 3.50m)

With window to the front and patio doors to the rear garden. Radiator and fireplace housing cast iron wood burning stove.

## Kitchen 9' 9" x 9' 10" (2.97m x 2.99m)

With window to the rear, base and wall mounted kitchen units with eye level double oven, Bosch dishwasher and four ring electric hob with extractor hood over. Single drainer ceramic sink unit with mixer tap. Understairs storage cupboard.



**Utility Room** 8' 9" x 7' 10" (2.67m x 2.39m)

With window and door to the rear garden. Space and plumbing for washing machine and tumble dryer, space for fridge freezer, access to the loft space and door to the garage.

**Landing**

With window to the side, access to the loft space with ladder, light and part boarding. Built in airing cupboard with shelving.

**Bedroom 1** 14' 6" x 11' 11" (4.43m x 3.64m)

With window to the front and radiator.

**Bedroom 2** 11' 3" x 9' 5" (3.42m x 2.88m)

With window to the rear, radiator and built in mirror fronted wardrobe.

**Bedroom 3** 8' 10" x 7' 8" (2.70m x 2.33m)

With window to the front, radiator and built in cupboard.

**Shower Room**

With window to the rear. A modern, newly fitted shower room with low level WC and wash hand basin with vanity cupboards and mirrored medicine cabinet over with sensored touch free light up and anti-mist. Corner shower cubicle with mains rain head shower and separate hand held unit. Full subway wall tiling with shelved recesses. Heated ladder towel rail.

**Outside**

To the front of the house there is off road parking for two vehicles with shrub border and mature tree. Side pedestrian access to the rear garden with patio, lawn and flower/shrub borders. The garden is walled on two sides with timber garden shed.

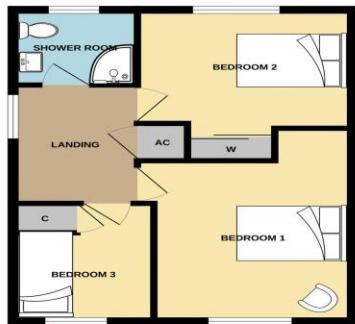
**Garage** 17' 1" x 8' 2" (5.20m x 2.50m)

Partly insulated with up and over garage door, power and light connected. Wall mounted gas combination boiler providing hot water and central heating to radiators. Access hatch to loft space with ladder and part boarding.

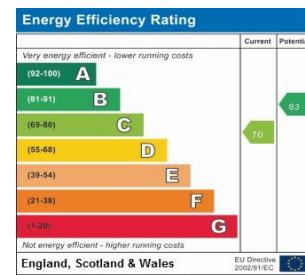




1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 indicative purposes only and should be used as such by any prospective purchaser. The heating systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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