



End Cottage

Lower Road, Kingsdon, TA11 7DY

GeorgeJames PROPERTIES

EST. 2014

End Cottage

Lower Road, Kingsdon, TA11 7DY

Guide Price - £425,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

End Cottage is a modern link-detached cottage situated on the edge of this extremely popular village, part of a small exclusive development of just 7 properties built in 2011 and finished to an extremely high standard. The property has been constructed with natural stone elevations under a pitched slate roof with oak floors and internal doors, underfloor heating throughout and wood burning stove in the sitting room. There are enclosed gardens, parking and single garage. The light and airy accommodation comprises sitting room, kitchen/dining room, entrance hall and WC. To the first floor there are three bedrooms and bathroom.

Services

Mains water, drainage and electricity are all connected. Electric air source underfloor heating throughout. Council tax band D.

Amenities

Kingsdon is a desirable and popular village within a conservation area, largely built of period blue lias properties with amenities including church, popular pub, community shop and village hall. There is a beautiful village green and children's play park. Somerton is approximately 4 miles distance, where there is a wider range of amenities, the larger town Yeovil is approximately 8 miles to the south and Street is approximately 8 miles to the north. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Entrance Hall

With oak flooring, open under stairs storage area and stairs to the first floor.

Downstairs Cloakroom

With low level WC and vanity style wash hand basin with cupboard under.

Sitting Room 12' 4" x 11' 6" (3.75m x 3.51m)

With window to the front, oak flooring and corner fireplace with oak mantle housing cast iron stove.



Kitchen/Dining Room 21' 1" x 11' 6" max (6.43m x 3.51m max)

With window to the rear and French doors to the rear garden. Range of base and wall units with oak work surfaces over, built in fridge freezer, washing machine, dishwasher and double oven. Four ring electric hob with stainless steel extractor over. One and a half bowl sink unit with mixer tap. Oak flooring.

First Floor Landing

With windows to the front and side, views and access to loft space.

Bedroom One 12' 4" x 9' 2" (3.75m x 2.80m)

With windows to the side and rear.

Bedroom Two 12' 3" x 9' 2" (3.73m x 2.80m)

With window to the front, built in wardrobes and views.

Bedroom Three 8' 8" x 6' 3" (2.65m x 1.90m)

With window to the rear.

Bathroom

With bathroom suite comprising low level WC, wash hand basin with vanity units. Panelled bath. Corner shower cubicle with mains shower. Tiled floor and full wall tiling. Solar light tube.

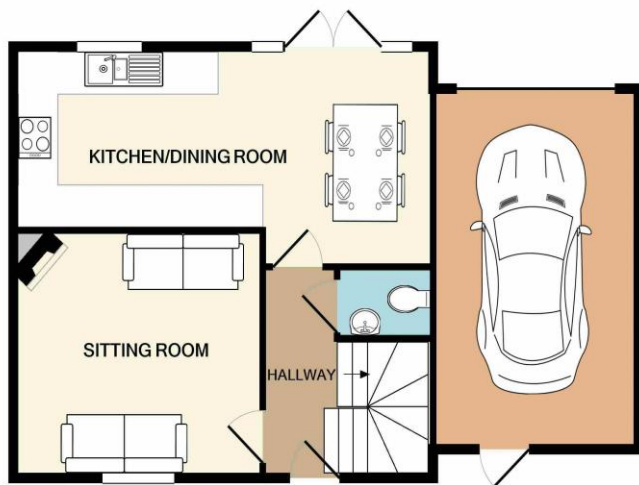
Outside

Path leads to the front entrance with open storm porch, there is a raised front terrace and path giving access to the rear garden. To the rear there is an enclosed terrace with flower and shrub borders. A pedestrian gate leads to the parking area.

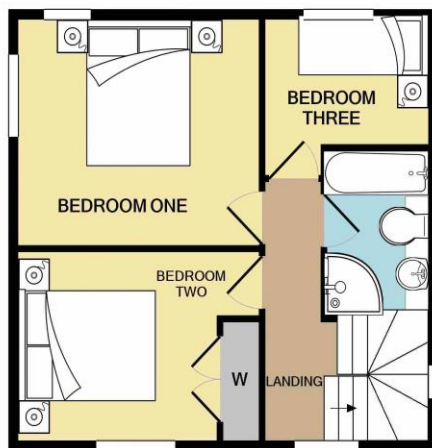
Garage 16' 5" x 10' 3" (5.00m x 3.12m)

With electric roller door, power and light connected. Attic area and pedestrian door leading to the front.



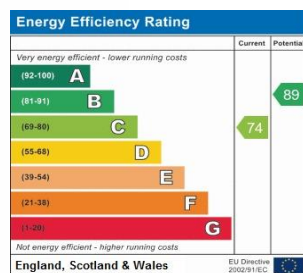


GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 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
Made with Metropix ©2022



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.