



April Cottage

7 Court Hay Orchard, Pitney, TA10 9AE

GeorgeJames PROPERTIES
EST. 2014

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7 Court Hay Orchard, Pitney, TA10 9AE

Guide Price - £475,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

April Cottage is a beautifully presented detached bungalow situated on the edge of this popular village. The property has been completely refurbished by the current owner and the accommodation reconfigured to provide comfortable well designed living space. Both the sitting room and large kitchen/dining room have wide bi-folding doors opening to the rear garden offering an ideal entertaining area. There are three double bedrooms with the main bedroom having an en-suite shower room and the remaining two bedrooms sharing an adjoining shower room. Outside a driveway offers parking to the front with a vehicular gate giving access to further secure parking and detached single garage. The well tended rear gardens are west facing.

Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators via a modern (2024) oil fired combination boiler. Council tax band E.

Entrance Porch

Part glazed entrance door leads to the entrance porch with part glazed door to the hall.

Entrance Hall

With radiator and built in double storage cupboard.

Sitting Room 20' 4" x 11' 11" (6.20m x 3.63m)

With window to the rear and wide bi-folding doors to the rear garden. Radiator.



Kitchen/Dining Room 16' 5" x 15' 5" (5.00m x 4.70m)

With window to side and rear, wide bi-folding doors to the garden. Modern fitted kitchen comprising base and wall mounted kitchen units and peninsular breakfast bar. Eye level Bosch double oven, four ring induction hob with glass splash back and extractor over. One and a half bowl sink unit, built in dishwasher and fridge freezer. Radiator.

Utility Room 7' 2" x 4' 7" (2.18m x 1.40m)

With window and door to the rear garden. Single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Floor mounted oil fired boiler.

Bedroom 1 14' 10" x 8' 10" (4.53m x 2.70m)

With two windows to the front and radiator.

En-Suite Shower Room 8' 10" x 4' 11" (2.70m x 1.51m)

With window to the front. Vanity unit with low level WC and wash hand basin. Large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 11' 10" x 10' 10" (3.60m x 3.30m)

With window to the front and radiator.

Shower Room 9' 10" x 4' 7" (3.00m x 1.40m)

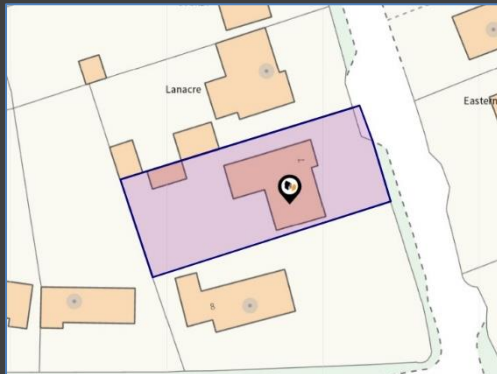
With window to the side. Vanity unit with low level WC and wash hand basin with mirror over. Large shower cubicle with mains shower. Heated ladder towel rail. This shower room is shared with bedroom 3.

Bedroom 3 9' 10" x 9' 0" (3m x 2.74m)

With window to the side and radiator.

Outside


Vehicular entrance with driveway and additional parking area to the front. The drive continues to the side of the bungalow with vehicular gates leading to a secure parking area and single garage. The attractive rear garden is mainly laid to lawn with patio area, pond and well tended flower and shrub borders.



GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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