



Tremletts

The Orchard, Silver Street Kingsbury Episcopi, TA12 6AX

George James PROPERTIES  
EST. 2014

# Tremletts

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Guide Price - £550,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Tremletts is part of a modern private courtyard of four properties built in 2015. These individual homes are beautifully designed and finished to an exceptional standard. Following completion of the build Tremletts had the addition of a stunning garden room opening to the private West facing garden. The garden room adjoins the large kitchen family room and has a beautiful lantern roof flooding this room with natural light. Also situated on the ground floor is a good size sitting room, entrance hall and WC. There are three double bedrooms and two bathrooms to the first floor. To the front of the house there is allocated parking and a detached single garage.

## Amenities

Kingsbury Episcopi was once crowned 'Somerset Village of the Year' and offers a range of local facilities including a community shop with Post Office and cafe, public house, and recreation ground. There is a primary school in nearby Stembridge along with two churches. Further everyday amenities can be found in the nearby village of Martock including a selection of shops, Co-op supermarket, bakery, butchers, doctors' surgery, pharmacy, dentist, veterinary clinic, public houses, restaurant, library and primary school. The main A303 trunk road is located a short distance away providing easy access to London/Exeter. A more comprehensive range of amenities can be located in the nearby towns of Yeovil and Crewkerne including supermarkets, mainline railway stations and hospitals.

## Services

Mains water, drainage and electricity are all connected. LPG gas boiler provides hot water and heating. There is underfloor heating to the ground floor with radiators to the first floor rooms.

## Entrance Hall

A covered open storm porch with two entrance doors leading to the entrance hall. The entrance hall has engineered oak wood flooring and stairs leading to the first floor with under stairs storage.

## Cloakroom

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



**Sitting Room** 21' 5" x 15' 5" (6.52m x 4.7m)

With window to front and side. Patio doors lead to the rear garden. Engineered oak wood flooring.

**Kitchen/Family Room** 27' 4" x 17' 4" (8.33m x 5.29m)

This spacious living area is the heart of the home with windows to front and side. There are a range of base and wall mounted kitchen units with work surfaces over and double bowl single drainer sink unit with mixer tap. Built in dishwasher and space for range cooker with extractor hood over. Built in double cupboard with space and plumbing for washing machine and tumble dryer, further double built in storage cupboard with wall mounted gas boiler. The kitchen has tiled floor and wide bi-folding doors opening to the garden room.

**Garden Room** 14' 9" x 13' 10" (4.49m x 4.21m)

This lovely bright room has an impressive large lantern roof and windows to rear, patio doors to rear garden.

**Landing**

With roof window to the rear.

**Bedroom 1** 20' 10" x 11' 11" (6.34m x 3.64m)

With roof windows to both the front and rear, radiator and range of bespoke fitted wardrobes and drawers. Walk-in wardrobe measuring 1.63m x 1.40m.

**En-suite Shower Room**

With windows to the front. Bathroom suite comprising low level WC, bidet, wash hand basin with vanity cupboard, large 1600mm shower cubicle with mains shower. Heated towel rail.

**Bathroom**

With windows to front, bathroom suite comprising, low level WC, wash hand basin with vanity cupboard, 'P' shaped bath with shower over and screen and heated towel rail.

**Bedroom 2** 13' 3" x 10' 11" (4.05m x 3.33m)

With windows to either side and roof window to the front, radiator.

**Bedroom 3** 10' 8" x 9' 4" (3.24m x 2.85m)

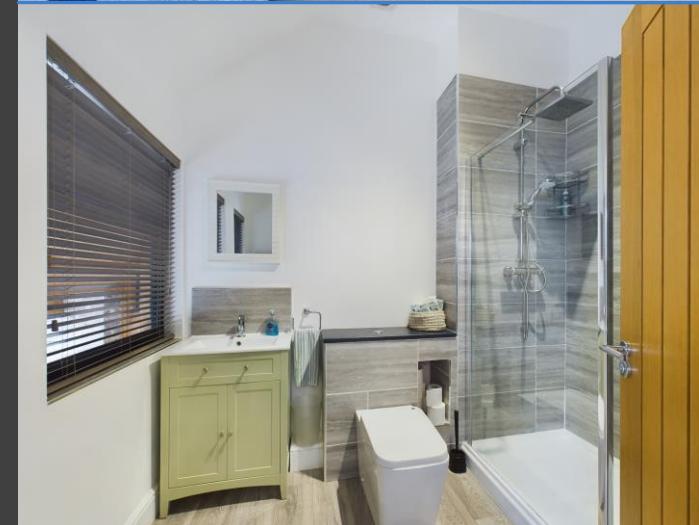
With obscured glazed window to the rear and roof window to front, radiator, cupboard.

**Outside**

Accessed off Silver Street The Orchard is an attractive private courtyard shared by four similar properties, Tremlets has an allocated parking area for two vehicles in addition to a detached single garage. Pedestrian path and gate at the side of the property leads to the rear garden.

**Garage** 18' 4" x 9' 10" (5.6m x 3.0m)

With electric roller door, power and lighting connected. The garage also has roof storage and an outside double power point.



### Rear Garden

To the rear of the property there is a large patio area with outside power, light and water. There is an area of artificial grass and two timber storage sheds. The rear garden is completely private and west facing.





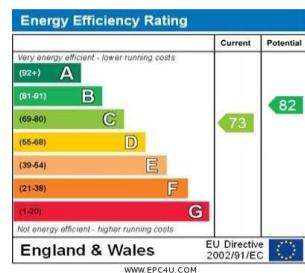
GROUND FLOOR



1ST FLOOR



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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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