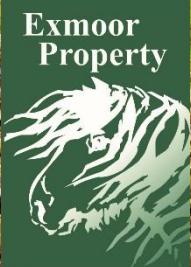


1, Jubilee Villas,  
Simonsbath, Exmoor



# 1, Jubilee Villas, Simonsbath TA24 7SH

**A well-presented three/four bedroom semi-detached Victorian stone villa with lovely character features throughout.** Set in the heart of Exmoor and surrounded by fantastic walking and riding country, the property sits in a good-sized plot, that includes a generous garden, a single garage, plenty of parking-and a pretty stone outbuilding.

**Price: £425,000 Freehold**

In front of the villa a half-step leads to a wooden front door with brass fixings and flower beds to each side.

## Entrance Hall

Slate-tiled floor. Ceiling light. Stable-style part-glazed wooden doors to Storage Room & Living Room. Three slate steps lead down to a wooden door to

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## Bedroom 4/Office

Slate-tiled floor. Opaque window with beam above and deep sill to the side. Ceiling hatch. Storage cupboard housing pressurised water tank.

## Storage Room

Consumer unit. Opaque window to side.

## Living Room

Fitted carpet. Ceiling light. Plate rails on two sides. Wooden double-glazed casement window with deep sill to the front. Range of built-in storage cupboards. Stable-style door to the staircase to the first floor.

From the Living Room, a door leads to the staircase, with fitted carpet & banisters, which rises to the

## First Floor Landing

Wooden double-glazed picture window to the front. Fitted carpet. Two ceiling lights. Loft hatch. Stable-style doors to Bedrooms 1 & 2 and Bathroom.

## Bathroom

Ceramic tiled floor. Opaque, double glazed window with sill to the side. Four-piece bathroom suite including: roll-top bath with claw feet and Victorian style mixer tap and shower attachment; corner shower cubicle with built-in shower; pedestal wash basin with chrome taps, tiled splashback and shelf above; low-level flush WC. Chrome heated towel rail.

## Bedroom 1

Radiator. Fitted carpet. Wooden double-glazed casement windows to the rear, with lovely views across the garden to the countryside beyond.

## Bedroom 2

Radiator. Fitted carpet. Feature fireplace (not used). Double-glazed wooden casement window with deep sill to front. Ceiling light.

Wooden stable-style door with beam above opens to four slate-topped steps with banister, which descend to

#### Kitchen/Diner

Wooden floor. Character beams and features.

#### Kitchen Area

Wood burner with stone hearth in recess with beam over. Fixings for a hanging dryer. Range of wall and base units with worktop over. Electric range oven with five-ring gas hob. Extractor fan with light above. Splashback tiling. Wooden bookshelves. Peninsula breakfast bar. Stainless steel sink with single drainer and chrome mixer tap over, splashback tiling behind and cupboards above. Ceiling light.

#### Dining Area

Chandelier-style ceiling lights. Space for dining table and chairs and a sofa. Double-glazed wooden French doors to the garden. Wooden stable-style door to

#### Rear Hallway

Casement windows with wooden sill to the rear. Sloping ceiling with beams. Access to boarded loft with power (Uninspected). Fitted carpet. Ceiling light. Back door with shelf over opening to the side.

#### Bedroom 3

Character beams. Wooden floor. Casement window with beam above & deep wooden sill to the side. Ceiling light. Plate shelf to one side. Folding wooden door to

#### En-suite

Slate floor. Beams. Spotlights. Tiled shower cubicle with built-in shower. Low level flush WC. Chrome heated towel rail. Feature shelving. Opaque window with deep sill and beam to the side. Wash basin with chrome taps and splashback tiling and shelf over. Extractor fan.



The UK's number one property website

#### Outside

The back door opens onto the concrete path between the house and the old stable with access to the lane via a wooden picket gate to the right; access to the gravelled patio area, gardens and garage to the left. Beyond the old stable, a wooden five-bar gate leads into the concrete driveway which gives access to the single garage and the area of hardstanding, on which a smaller caravan sits.

#### Outbuilding/ old stable

Stone-built with a sloping corrugated iron roof, beams and divided into two separate rooms with power and light. The front room has shutters to the lane. The back room has a window to the rear, overlooking the garden. Potential as a workshop, stable or annex.

#### Garage

Single with up-and-over door and power and light.

#### Gardens

Enclosed with a mixture of fencing, hedges and some stone walls, the gardens to the rear of the villa offer a gravelled patio area with plenty of room for outdoor dining and a lawned area. A path leads through a middle of the garden with a variety of fruit trees, established perennials and herbs. Trellis screening and an arch lead to the bottom area of the garden which has deep vegetable beds, a chicken house and a duck pond.

**For details and viewings, contact sole agent**

# Exmoor Property

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