



Stonebridge
Pitney, Somerset, TA10 9AS

Guide Price £450,000

4 bedrooms
Ref:EH000943



ENGLISH HOMES

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Overview

- A detached four double bedroom house with study/ bedroom five.
- Highly sought-after village location.
- En-suite to master, shower room and family bathroom.
- Manageable garden.
- Integral garage with off-road parking.
- Spacious family accommodation.
- Central heating and double glazing.



A detached four double bedroom family home in a highly desired village location. The master bedroom has an en-suite with a further family bathroom, separate shower and study/bedroom 5 upstairs and lounge, kitchen/breakfast room, dining room, utility and integral garage downstairs. Other benefits include central heating, double glazing and some country views.



Accommodation

A uPVC part glazed door opens into:

Porch: A window to either side, a tiled floor, a part glazed uPVC door opens into:

Entrance Hall: Stairs rise to the first floor, one radiator and doors lead off to the following:

Lounge: 16' 11" x 11' 9" (5.15m x 3.57m)

A double aspect room with one window to the side and one window to the front. A red brick feature fireplace provides a focal point and houses a multi-fuel stove.

Cloakroom: 5' 10" x 4' 0" (1.77m x 1.23m)

A white suite comprises a low level W.C and a wall hung wash basin, the walls are tiled to mid-way and floor is tiled.

Kitchen/Breakfast Room: "L" Shaped 14' 10" x 11' 8" (4.52m x 3.55m) + 7' 4" x 5' 8" (2.23m x 1.73m) There are two windows to the rear, one radiator, a one and a half composite sink bowl with a mixer tap over, a drainer to one side and a storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a square edged work surface with a tiled splash back. Appliances included in the sale are a Neff electric hob, an



electric double oven and grill and an integral dishwasher. A pair of part glazed french doors lead to the patio, a part glazed door leads to the utility and an opening leads into:

Dining Room: 11' 1" x 8' 4" (3.37m x 2.53m)

There is one window to the front and one radiator.

Utility room: 16' 9" x 4' 10" (5.11m x 1.47m)

There is one window to the front, space for an upright fridge and freezer, space and plumbing for a washing machine and a tumble dryer. A door opens to:

Integral Garage: 16' 8" x 13' 7" (5.09m x 4.14m)

An manual roller door to front, a floor standing oil boiler, light and power connected.

Stairs rise to first floor landing:

There is one window to the rear and one to the front, a loft entrance hatch, an over stairs storage cupboard and doors lead off to:

Bedroom 1 "L" shaped: 12' 8" x 11' 9" (3.85m x 3.57m) + 4' 3" x 3' 8" (1.29m x 1.11m)

A dual aspect room with one window to the front and one to the side with views over a neighbouring field. There is one radiator and a door to:

En-suite: A white suite comprises a low level W.C, a pedestal wash basin and a shower enclosure with a Hotpoint electric shower.

Bedroom 2: 13' 5" x 8' 2" (4.10m x 2.5m)

There is one window to the front, one radiator, built in storage cupboards and shelves with a vanity/dressing table.

Bedroom 3: 13' 5" x 8' 2" (4.10m x 2.49m)



There is one window to the rear, one radiator, a built in storage cupboard with vanity/dressing table and shelves.

Shower Room: A tiled shower enclosure with Creda electric shower, shelving to either side and hanging space.

Bedroom 4: 11' 1" x 8' 4" (3.38m x 2.53m)

There is one window to the front and one radiator.

Bedroom 5/Study: 11' 10" x 5' 2" (3.60m x 1.58m)

There is one window to the rear, one radiator and a built in desk with shelving.

Bathroom: There is one window to the front, a white suite comprises a panelled bath with tiled side, a low level W.C, a sink with storage cupboard under, shelving to either side, half tiled walls and tiled floor.

Outside: Front: A resin bonded path leads to the front door with areas laid to grass on either side, established flower beds comprise the borders. A resin bonded driveway gives vehicular access to the garage and provides off road parking.

Side: Mainly laid to lawn with a raised patio area suitable for entertaining.



Rear: A path leads to a lawned area and mature hedging comprise the boundaries.

Directions: From the Somerton to Langport road take the road to Pitney next to the Halfway House, drop down the hill and continue around the corner (second left). Continue through the village take the fourth turning left onto Rectory Hill before the Village Hall and the property will be found on the right hand side indicated by the English Homes For Sale board.

Amenities: The highly sought-after village of Pitney lies equal distance between the towns of Langport and Somerton both of which have a comprehensive range of facilities. The award winning country pub, The Halfway House is situated on the edge of the village, the village has a strong community organising events throughout the year, including Pitfest in the summer and bonfire and fireworks later in the year. Langport itself has a variety of shops which includes a Tesco Store, medical centre, various churches and schools for all ranges. The town of Langport itself lies only about eight miles north of the A303 which connects to the national motorway network, and is well placed for the larger



towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington).

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

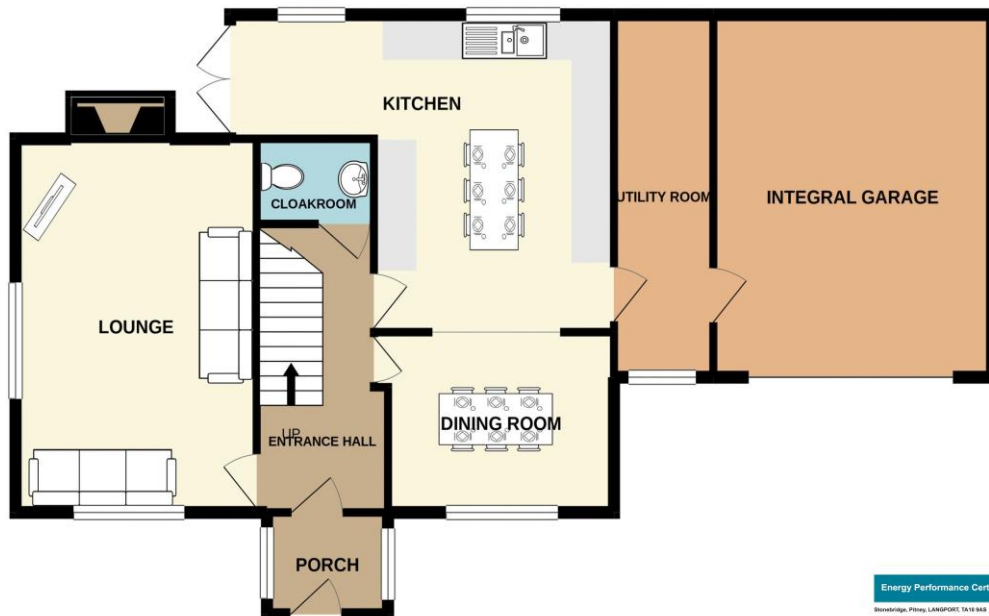
sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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 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.

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ENGLISH HOMES

Energy Performance Certificate

Somerset, Pilton, LANGPORT TA10 9AB

Dwelling type: Detached house

Date of assessment: 08 August 2018

Use this document for: 08 August 2018

Find out how you can save energy and money by making improvement measures

Reference number: 0022-2011-1453-2020-1700

Date of assessment: 08/08/2018

Use this document for: 08/08/2018

Find out how you can save energy and money by making improvement measures

1. Current energy rating of property to use and/or property to use energy efficient

2. Find out how you can save energy and money by making improvement measures

Estimated energy costs of heating for 3 years:

Over 3 years you could save:

Estimated energy costs of this home

Current costs

Potential costs

Potential future savings

Lighting

Heating

Hot Water

Taxes

These figures show how much the average household could spend on energy for heating, lighting and hot water, and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and mobile phones, and electricity generated for householder's own use.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home, and the highest the rating the lower your bills are likely to be.

The potential rating shows the effect of undertaking the recommended measures on page 3.

The average energy efficiency rating for a dwelling in England and Wales is around 70.

The EPC rating shown here is based on a standardised calculation and is not a guarantee of energy efficiency. The actual energy efficiency of a property may vary.

Top actions you can take to save money and make your home more efficient

Recommended measures

Indicative cost

Taxable amount

1. Low energy lighting for all fixed outlets

2. Low energy lighting for all fixed outlets

3. Solar panel heating

See page 3 for a full list of recommendations for this property.

10. Home energy audit: The audit can be done on-site or remotely, and will involve a survey of the property and a detailed assessment of the energy use. The audit will also include a detailed assessment of the energy use and a detailed assessment of the energy use.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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