



1 Barcroft Crescent
Wrantage, Somerset, TA3 6DD

Guide Price £450,000

4 bedrooms
Ref:EH001421



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1 Barcroft Crescent Wrantage, Somerset, TA3 6DD

Current Council Tax Band D
EPC Band D

Overview

- 4 bedroom detached chalet bungalow
- Master with en-suite
- Lounge with separate dining room
- Level gardens to the rear and side
- Garage and gated off road parking
- Space for caravan parking
- Downstairs wet room
- Utility and cloakroom



A deceptively spacious 4 bedroom detached chalet bungalow set on a good sized plot with the benefits of oil fired central heating, double glazing, garage, off road parking and cul-de-sac location. If you are a garden lover this is perfect with a relaxing seating area, level lawn garden and extensive vegetable plot with a variety of apple and plum trees. This spacious accommodation comprises porch, living room, dining room, kitchen/breakfast room, utility & cloakroom, study area, sun room, 2 double bedrooms and shower room downstairs, with a further 2 double bedrooms upstairs and master with en-suite.



ACCOMMODATION:

Porch: Opaque double glazed door provides access. Front aspect double glazed window, tiled floor, radiator, glass panel door through to:

Living Room: 22' 7" x 10' 2" (6.88m x 3.09m)

Maximum measurements. Dual aspect double glazed windows to the front and side, radiators, wood burner with slate hearth, wooden flooring, television point, coving, opaque glass panel door through to:

Dining Room: 12' 10" x 10' 8" (3.91m x 3.24m)

Side aspect double glazed window, tiled flooring, inset spot lights, coving, radiator, glass panel door through to inner hall, arch to side hall and kitchen.

Side Hall: Tiled flooring, glass panel door through to sun room, door to utility, arch to kitchen.

Utility/Cloakroom: Side aspect opaque double glazed window, tiled window sill, stainless steel sink and drainer, low level and wall mounted kitchen units, roll top work surfaces, space and plumbing for washing machine, low level dual flush toilet, radiator, tiled flooring.

Sun Room: 8' 2" x 5' 9" (2.48m x 1.74m) Dual aspect windows to the side and rear, space for tumble dryer, space for fridge freezer, roll top work surfaces, power, lighting, glass panel door through to rear garden.





Kitchen/Breakfast Room: 13' 0" x 10' 1" (3.97m x 3.08m) Minimum measurement not into door recess. Side aspect double glazed window, tiled window sill, 1 1/2 bowl stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, integrated fridge and freezer, larder style cupboards, integrated dish washer, stainless steel propane gas hob, concealed extractor fan and light over, built in oven and grill, tiled splash backs, spot lights, coving, tiled flooring, double glazed French doors to the rear garden.

Inner Hall/Study Area: 14' 5" x 8' 1" (4.39m x 2.47m) Maximum measurements. Stripped wood flooring, storage cupboard, smoke detector, radiator, rear aspect double glazed window, stairs rising to first floor landing, doors leading off to:

Bedroom 3: 11' 1" x 10' 11" (3.39m x 3.32m)

Front aspect double glazed window, radiator, coving.

Bedroom 4: 10' 11" x 8' 11" (3.33m x 2.73m)

Minimum measurement not into door recess. Rear aspect double glazed window, radiator.

Wet Room: Rear aspect opaque double glazed window, shower cubicle with water fall shower head, low level dual flush toilet, pedestal wash hand basin with mixer taps, tiled splash backs, heated towel rail, tiled flooring, inset spot lights, extractor fan.

First Floor Landing: Velux window, airing cupboard, doors leading off to:

Bedroom 1: 17' 0" x 16' 0" (5.18m x 4.88m)

Maximum measurements. 2 Velux windows, radiator, built in wardrobe, thermostatic control, wall mounted uplighter, door to:



En-Suite: Velux window, shower cubicle with waterfall shower, pedestal wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, storage cupboard, inset spot lights.

Bedroom 2: 17' 0" x 14' 0" (5.18m x 4.27m)

2 Velux windows, eaves storage, radiator.

Front & Parking: Gravelled driveway providing off road parking for numerous vehicles and access to the garage. There is a level lawn garden with well stocked borders with roses and lupins, 5 bar gate leads to:

Side: Part of the garden is currently used for storage for a caravan. There is a concealed oil tank. The garden is ideal for those who like to grow their own with a poly tunnel, various vegetable plots, fig tree, a variety of apple and plum trees. There is a brick and timber built compost bin, timber shed with power and lighting, propane bottles for the cooking and the garden is enclosed by fence panels. There is a gate leading to the rear garden.

Rear: There is a paved patio area with arbour adorned with a grape vine and lighting, ideal for al-fresco dining. There is a further covered patio area. The garden is laid



mainly to lawn with a stepping stone path to the garage. The garden is well maintained and landscaped with well stocked borders and summer house.

Garage & Workshop: 14' 0" x 9' 10" (4.27m x 3.00m)

Wooden opaque door provides access, power, lighting, work benches, there is a partition to the workshop with glass panel door.

Agents Note: There is a shared sewage treatment plant with next door.

Directions: On entering Wrantage from the Taunton direction take the second left in Barcroft Crescent and the property will be found at the head of the lane on the right hand side.

Amenities: The small village of Wrantage is situated 6.5 miles WSW of Langport and approx. 6.2 miles from the centre of Taunton, it also has good road links to the A303 and the M5. The Canal Inn is an excellent public house serving food and drink in the village.

Viewings Strictly By Appointment Only:

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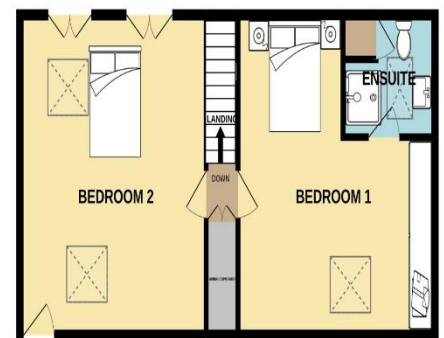


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GROUND FLOOR
1374 sq.ft. (127.7 sq.m.) approx.

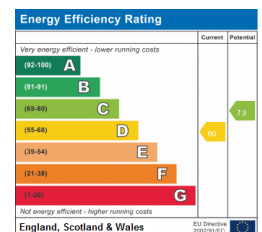


1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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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