



Mayfields, Edithmead Lane, Edithmead, Somerset, TA9 4HB



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£475,000

This wonderful three bedroom, detached home is positioned in a beautiful semi-rural setting in the hamlet of Edithmead in Somerset. The freehold property offers flexible living arrangements with two reception areas and a fantastic open plan kitchen / dining room creating an excellent 'hub of the home'. On approach, there is a private front garden and gated access to two driveway areas, one laid to block paving and the other laid to gravel, offering ample space for off-street parking. As you enter the property, an inviting hallway sets the tone for this gorgeous home. From there is the tremendous open plan kitchen / dining room and living room with a superb wood burning stove feature on either side. Completing the ground floor accommodation is a useful utility area, a dining room, bedroom three and an integral garage with a roller shutter door, power supply points and lighting providing a wonderful opportunity to make your own workshop or hobby space, as you wish. Stairs rise from the hallway to the first floor accommodation which includes a tremendous master bedroom with characterful sloping ceilings and a 'Juliet' balcony feature with a pleasant outlook and an en-suite shower room (including bath), plus a good size bedroom two with a further en-suite. A wonderful private and enclosed garden is located to the rear of the property which enjoys approximately Southerly facing aspects and backs on to open fields and countryside. Immediately to the rear of the property is a superb slab patio area idyllic for entertaining and relaxing with a hot tub (currently winterised), and a slab patio pathway leading to a timber summer house and decked area. The garden is mostly laid to lawn with gravelled areas and mature shrubs and hedging. Edithmead is on the Somerset Levels and sits a mile and a half inland from Burnham-on-Sea, which is a popular coastal town which offers a bustling high street with shops, restaurants, banks and more. An added attraction is the delightful seafront and Esplanade ideal for family walks. The M5 Motorway (Junction 22) is within easy reach giving excellent commuting links to Taunton, Bristol and beyond. There is a mainline railway link at the neighbouring Highbridge town and Bristol International Airport is approximately 20 miles away. EPC Rating D59, Council Tax Band D.

- A tremendous three bedroom, detached, freehold property positioned in a beautiful semi-rural setting
- With flexible living arrangements, two reception areas and a fantastic open plan kitchen / dining area
- Wonderful private front and rear gardens
- Superb driveway areas, providing ample off-street parking
- An integral garage / workshop, providing an opportunity to make your own hobby space
- With pleasant views over open countryside to the rear
- Situated in the hamlet of Edithmead in Somerset, close to Burnham-on-Sea





Accommodation

Entrance

On approach to the property, there is a block paved step up to a UPVC double glazed entrance door into entrance hallway.

Entrance Hallway

Wood effect laminate flooring, UPVC double glazed window, built-in storage cupboard, ceiling spotlights, double timber internal doors to hallway.

Hallway

Doors to principal rooms, useful under stairs storage cupboard, radiator, wall lighting.

Kitchen/Dining Room

Wood effect laminate flooring, a range of well presented wall and floor units with worktops and tiled splashbacks over, breakfast bar feature, stainless steel one and a half bowl sink and drainer with Swan neck mixer tap over positioned under a UPVC double glazed window overlooking the rear garden, UPVC double glazed bay style window to side, space for American style fridge freezer, four-burner gas hob with extraction hood over, eyelevel oven and grill, integrated dishwasher and washing machine, wood burning stove and decorative surround (currently used for decorative purposes only), opening to living area, ceiling spotlights, radiator, sliding door to utility area.

Living Area

Wood effect flooring to match, electric wood burning stove, UPVC double glazed bay style window to front and another window to side, radiator, wall and ceiling lights.

Utility Area

Wood effect flooring to match, floor units and worktop providing space for appliance (currently being used for tumble dryer), cupboard housing wall mounted gas fired boiler, radiator, UPVC double glazed window and door to rear garden, wash hand basin, ceiling spotlights.

Shower Room

Tiled flooring and part tiled walls, low level W/C, wash hand basin and pedestal, enclosed mains fed shower, heated towel rail, UPVC double glazed window, extraction fan and ceiling light.

Dining Room

Timber flooring, a light and bright dining area with UPVC double glazed patio doors onto rear garden, radiator, ceiling light.

Bedroom Three

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light, door to integral garage.

Integral Garage

Integral garage with an electric roller shutter door, useful garage and workshop space with a UPVC double glazed window and timber door to rear, power supply points and lighting.



Stairs with Timber Balustrade Rising to First Floor Landing

First Floor Landing

A timber framed double glazed 'Velux' window, part sloping ceiling, doors to first floor rooms, wall light.

Master Bedroom

A super double bedroom with part sloping ceiling, 'Juliet' balcony feature with a UPVC double glazed sliding patio door and metal balustrade, timber framed double glazed 'Velux' window, eaves storage cupboard, radiator, ceiling light, door to en-suite bathroom.

En-suite

Tiled flooring and part tiled walls, low level W/C, tiled bath, walk-in style mains fed shower, shower tray and glass screen, part sloping ceiling with a timber framed double glazed 'Velux' window, wash hand basin and pedestal, heated towel rail, extraction fan and ceiling spotlights.

Bedroom Two

A fantastic double bedroom with part sloping ceiling, eaves cupboards with a hanging rail, a UPVC double glazed window overlooking the rear garden, radiator, ceiling spotlights.

En-suite

Wood effect vinyl flooring, low level W/C, wash hand basin and pedestal, enclosed shower, heated towel rail, UPVC double glazed window, ceiling light.

Outside

Front

To the front of the property there is gated access to two driveway areas, one laid to block paving and the other laid to gravel with block paved pathway areas, gravel borders with various trees, shrubs and hedging gated access to the rear, power supply points and outside lighting.

Rear

A wonderful private and enclosed rear garden which enjoys approximately Southerly facing aspects and backs on to open fields and countryside. Immediately to the rear of the property is a superb slab patio area idyllic for entertaining and relaxing, with an electric garden awning that sits above the patio door and extends over the seating area and hot tub to approximately just past the end of the hot tub, and a slab patio pathway leading to a timber summer house and decked area. The garden is mostly laid to lawn with gravelled areas and mature shrubs and hedging.

Please Note

The property is served by a private draining system / septic tank which is positioned in the rear garden. The septic tank does not comply with current legal regulations.

Tenure

Freehold.



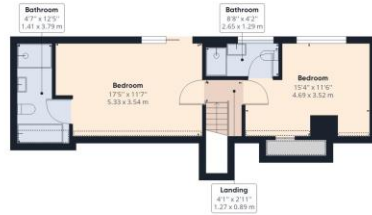








Floor 0



Floor 1

Approximate total area⁽¹⁾

1710.74 ft²
158.93 m²

Reduced headroom

42.84 ft²
3.98 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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