



The Homestead

Hillway, Charlton Mackrell, TA11 6AN

George James PROPERTIES

EST. 2014

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Hillway, Charlton Mackrell, TA11 6AN

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Homestead is a detached bungalow in need of some general updating, accommodation comprising, entrance hall, sitting room opening to a modern conservatory. Kitchen with utility room/breakfast room, three bedrooms and bathroom. One of the bedrooms has an en-suite shower room. Outside there are private gardens, driveway/parking and large modern detached single garage.

Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a village stores, church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band D.

Entrance Hall

Part glazed entrance door leads to the entrance hall.

Sitting Room 16' 0" x 12' 0" (4.87m x 3.65m)

With window to the side and French doors to the conservatory. Two radiators and fireplace recess.

Conservatory 10' 11" x 8' 4" (3.33m x 2.53m)

uPVC conservatory with doors to the garden and power connected.

Kitchen 11' 11" x 9' 9" (3.63m x 2.96m)

With window to the front. Range of base and wall mounted kitchen units with work surfaces over, single drainer one and a half bowl sink unit with mixer tap. Built in electric oven and four ring electric hob over. Built in dishwasher and radiator.

Utility Room/Breakfast Room 10' 3" x 8' 4" (3.12m x 2.54m)

With window to the front, door to rear porch. Oil fired boiler and plumbing for washing machine.



Bedroom 1 15' 4" x 11' 10" (4.67m x 3.61m)

With window to the rear and radiator. Range of fitted wardrobes.

Bedroom 2/Dining Room 11' 11" x 11' 11" (3.63m x 3.63m)

With window to the rear and radiator.

Bedroom 3 11' 10" x 8' 6" (3.60m x 2.60m)

With window to the front and radiator.

En-suite Shower Room

With low level WC, wash hand basin and shower cubicle with electric shower. Ladder towel rail.

Bathroom

With window to the front, low level WC pedestal wash hand basin and corner bath with mains shower over. Ladder towel Rail and radiator.

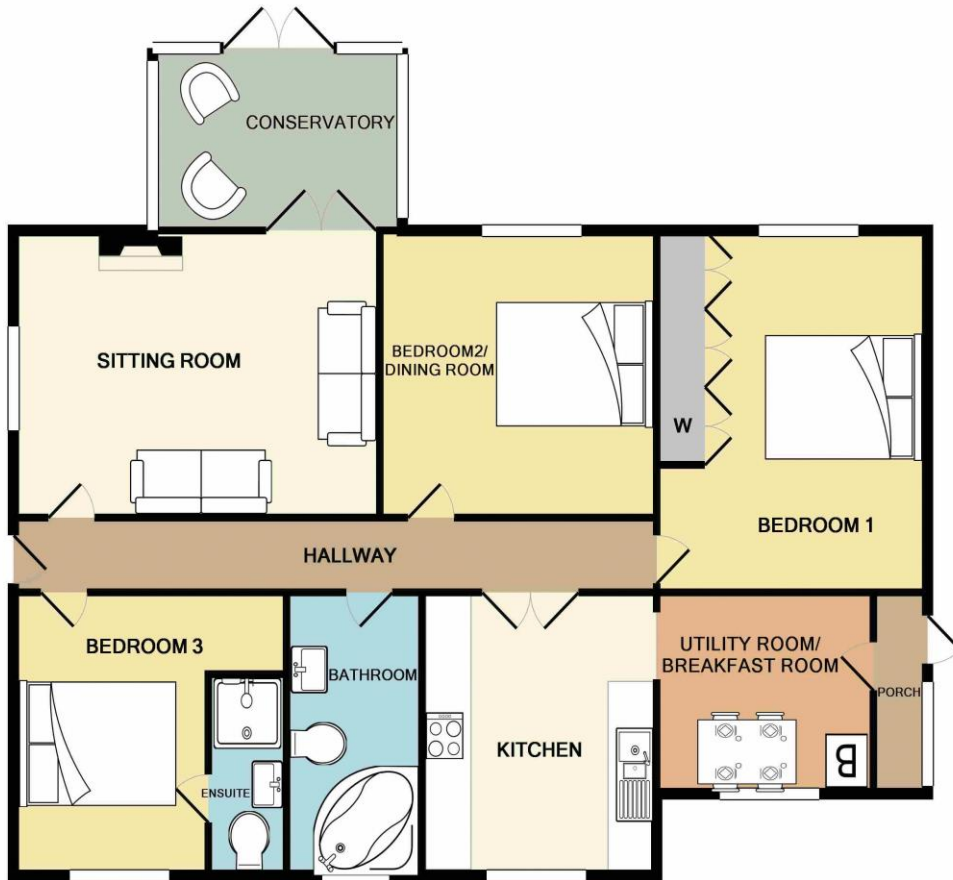
Outside

The property is approached via a five bar vehicular and pedestrian gate to the driveway. The drive continues to the side of the property leading to the garage. The front garden is laid to lawn with flower and shrub beds. The private rear garden is laid to lawn with patio area and flower and shrub beds. A path continues to the side.

Garage 20' 3" x 12' 6" (6.18m x 3.80m)

The modern garage is larger than average with up and over garage door, power and light connected. There is also a pedestrian side door.





TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the information contained in this prospectus, the Seller and the Agent accept no responsibility for any error, omission, or mis-statement, and no guarantee can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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