



Mullions

Mill Road, High Ham, TA10 9DJ

George James PROPERTIES

EST. 2014

Mullions

Mill Road, High Ham, TA10 9DJ

Asking Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Located in the sought after village of High Ham is this detached family home occupying a generous sized plot with views to the front across open countryside. Accommodation includes two reception rooms, a conservatory, utility room and cloakroom, four bedrooms, two ensembles and a family bathroom. There is ample driveway parking, a detached double garage and a spacious non-overlooked rear garden.

Amenities

High Ham is a much sought after village with local facilities that include a church and Primary School. The village is also home to the 'Stembridge Tower Mill' it is the last remaining thatched windmill in England. The village is less than 4 miles to the north of Langport which offers a good range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 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 and Paddington) The Dorset coast is about 25 miles.

Services

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

Entrance Hall

Accessed via an oak door with windows to front, stairs to first floor landing, radiator.

Sitting Room 22' 2" x 13' 9" (6.75m x 4.20m)

With window to front and double doors and windows to rear, a feature wood burning fireplace with surround and hearth, radiators.

Kitchen 11' 8" x 10' 5" (3.55m x 3.18m)

With windows to front and side, a range of wall and base level storage units with roll top worksurfaces. An inset sink with a single mixer tap and drainer unit, a freestanding four ring electric oven and grill, integral dishwasher, pantry cupboard, radiator.

Utility room 10' 7" x 10' 5" (3.22m x 3.18m)

With windows to rear and side and a glazed door leading to the garden. A range of wall and base level storage units with roll top worksurfaces, stainless steel sink with a single mixer tap and drainer unit, space and plumbing for a washing machine, space for tumble dryer, fridges and freezers, radiator.



Cloakroom

Internal window to rear, WC and wash hand basin with a tiled splashback.

Dining Room 8' 11" x 11' 6" (2.72m x 3.50m)

With sliding glazed doors to rear leading into the conservatory, door to sitting room and radiator.

Conservatory 8' 6" x 12' 9" (2.59m x 3.88m)

With windows to both sides and glazed sliding patio doors to rear leading to garden, radiator.

First Floor Landing

Airing cupboard housing a hot water tank with shelving and storage space, hatch to loft space.

Bedroom 1 9' 5" x 13' 11" (2.88m x 4.24m)

With window to front, quadruple built in wardrobe with sliding doors, radiator.

En-suite

Suite comprises a shower cubicle, WC and a wash hand basin with storage cabinet below. Radiator, Velux window and extractor fan.

Bedroom 2 10' 6" x 9' 2" (3.20m x 2.80m)

With window to rear, radiator.

En-suite

Suite comprises a corner shower cubicle with glazed sliding doors, a WC and a wash hand basin. A rear aspect window, wall mounted heated towel rail, partly tiled walls, extractor fan.

Bedroom 3 9' 1" x 13' 9" (2.78m x 4.20m)

With window to front, recess suitable for a desk, radiator.

Bedroom 4 9' 0" x 8' 7" (2.75m x 2.61m)

With window to rear, built in double wardrobe with sliding doors, radiator.

Bathroom

Suite comprises a P-shaped panel enclosed bath with a single mixer tap, wall wall mounted shower and glazed screen, a WC and a wash hand basin with storage cabinet below. A rear aspect window, wall mounted heated towel rail, partly tiled walls and extractor fan.

Outside

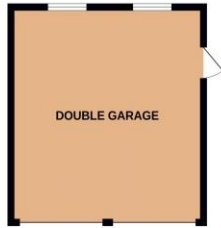
To front is a spacious driveway laid to tarmac and gravel enclosed by double rail and post gates, low level stone walling and fencing. An area laid to lawn flanked by mature shrubs and borders, access to the detached double garage and an electric car charging point. A picket fence and gate provides access to the rear garden which is predominantly laid to lawn with mature shrubs, trees and borders. There is a greenhouse, paved patio area, external tap and access to the side of the garage via a personal door.

Garage 16' 10" x 16' 6" (5.12m x 5.02m)

This is a detached double garage accessed from the front via two up and over doors with a personal door to the garden. There are two aspect windows, eaves storage space, power points and lighting.



GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.

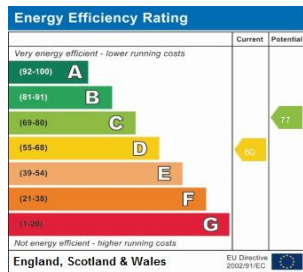


1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1744 sq.ft. (162.0 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.
Made with Metropix ©2024



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

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.