



Plot 1 (Cherry Trees)

Windmill Road, Langport, TA10 9DJ

George James PROPERTIES
EST. 2014

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Guide Price - £645,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

One of just two individual brand new detached family homes built by award winning developers, R.E. Pearce Properties Ltd. Cherry Trees occupies a stunning elevated position along Windmill Lane with breathtaking countryside views. The well designed accommodation extends to 1830 sqft and comprises entrance hall, WC, sitting room, study and utility room. There is a wonderful kitchen/family room with bi-folding doors opening to the garden. To the first floor there are four bedrooms and two bathrooms. Outside there are large gardens and off road parking with electric vehicle charging point. R.E. Pearce Properties are renowned for their finish and attention to detail ensuring each property will come complete with high quality fitted kitchen and bathrooms.

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. An efficient electric air source heat pump provides underfloor heating to the ground floor rooms and radiators to the first floor. The property benefits from a 10 year Premier Guarantee. Pearce Properties Ltd also hold the coveted NHBC Pride in the Job Quality Award and Premier Guarantee Excellence awards.

Agents note

The developers have had a positive response to a pre-application to the local planning department for the addition of a garage. A full application has been submitted and approval is expected.



Entrance Hall 15' 5" x 6' 7" (4.7m x 2m)

Sitting Room 11' 3" x 15' 5" (3.441m x 4.702m)

Kitchen/Dining Room 22' 8" x 18' 8" (6.9m x 5.7m)

Study 7' 3" x 9' 11" (2.21m x 3.019m)

Utility Room 9' 10" x 5' 7" (3m x 1.7m)

WC

Bedroom 1 13' 9" x 12' 4" (4.203m x 3.766m)

En-suite

Bedroom 2 12' 0" x 11' 8" (3.667m x 3.550m)

Bedroom 3 11' 3" x 15' 5" (3.441m x 4.702m)

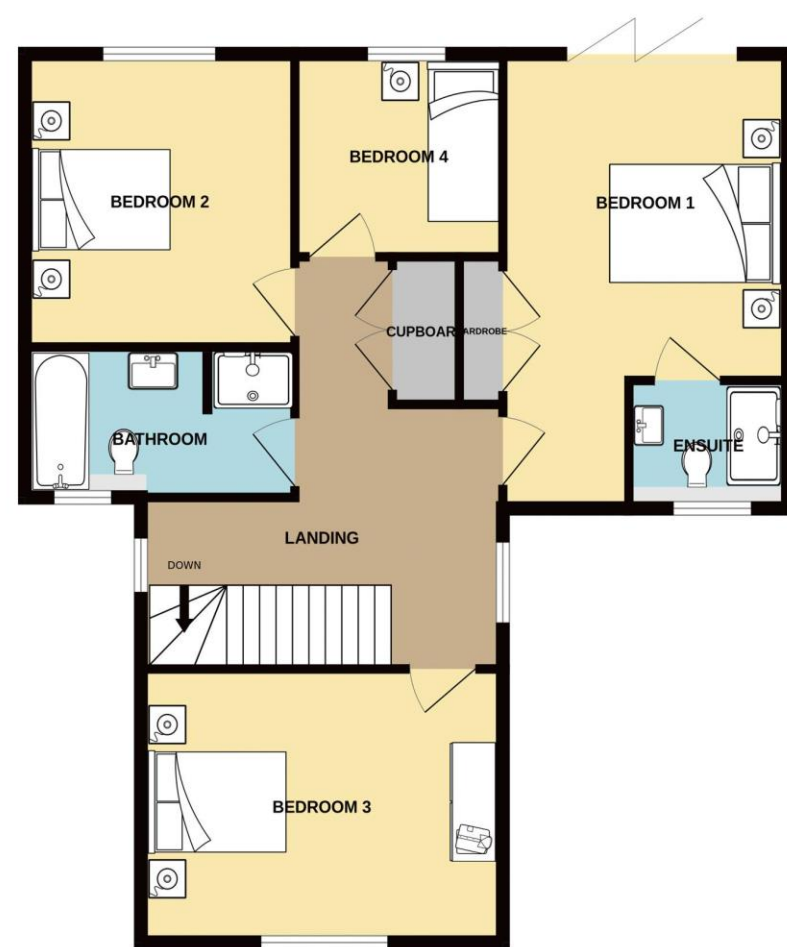
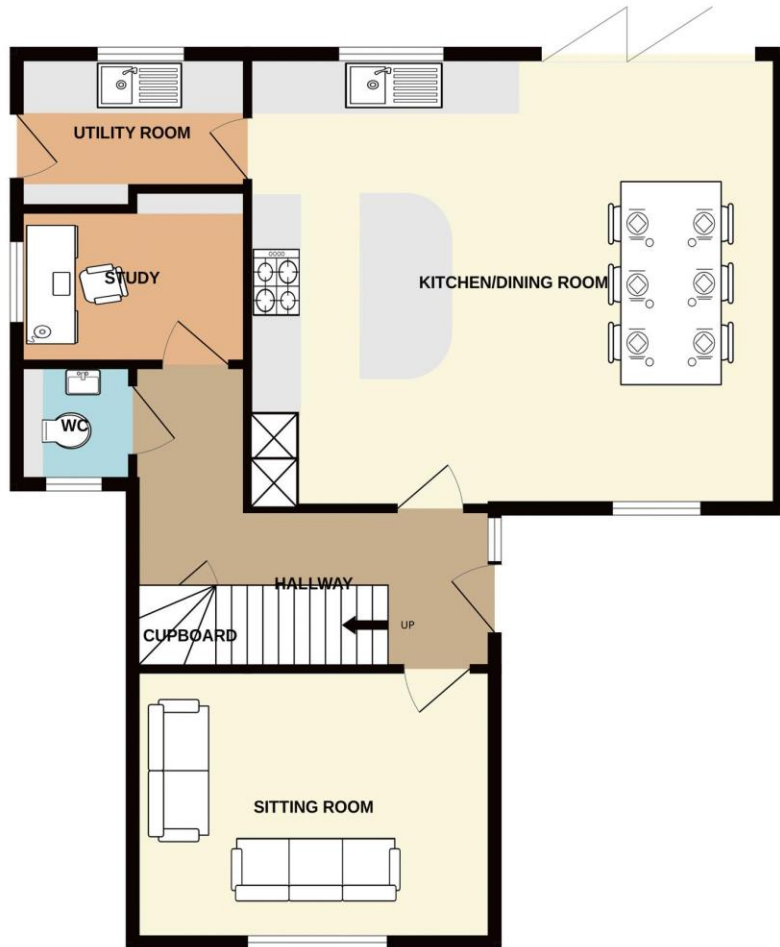
Bedroom 4 8' 4" x 8' 11" (2.548m x 2.719m)

Bathroom

Outside

To the front of the property there is a driveway with ample parking for several vehicles. The large rear garden is mostly laid to lawn and enclosed by fencing.





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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