



3 Orchard Close
Queen Camel, BA22 7NY

George James PROPERTIES
EST. 2014

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Guide Price - £420,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

3 Orchard Close is a very well presented detached family home. The house has been extended giving the property much larger ground floor living space including a large kitchen/breakfast room and spacious second reception room. There has also been the addition of a ground floor shower room allowing the accommodation to be quite flexible. To the first floor there would have originally been four bedrooms however the current owners converted a bedroom into an additional shower room however this alteration could easily be reversed. Outside there is ample off road parking and garage door opening to a store room. The enclosed rear gardens are mainly gravel for ease of maintenance.

Amenities

The charming village of Queen Camel is made up of a mix of modern and period properties, There are a good number of amenities that include a village shop, church, primary school, public house, village hall and an excellent medical centre. The village is conveniently situated between the Abbey town of Sherborne and the local regional centre of Yeovil, Castle Cary is located to the north.

Services

Mains water, drainage and electricity are all connected. Council tax band E. **Solar panels (Photovoltaic - PV) have been fitted and are part of the Government's Feed in Tariff scheme, generating substantial income from your electrical energy supplier.** Central heating to radiators from an electric boiler. Water softener fitted. It is being offered as a vacant possession with no onward chain.

Entrance Porch 6' 7" x 5' 5" (2.0m x 1.65m)

With built in cupboard housing water softener, entrance door to the hall.

Entrance Hall 12' 6" x 7' 3" (3.8m x 2.20m max)

With window to the side, wood effect flooring, radiator and stairs to the first floor.

WC 5' 8" x 3' 3" (1.73m x 0.98m)

With window to the side, low level WC and wash hand basin. Radiator.



Sitting Room 12' 10" x 17' 11" (3.92m x 5.46m)

With two windows to the front, radiator and feature fireplace.

Dining Room 18' 0" x 12' 6" (5.48m x 3.82m)

With window to the side and French doors to the rear garden. Two radiators.

Kitchen 17' 4" x 12' 10" (5.29m x 3.92m max)

An impressive room with full range of fitted base and wall mounted kitchen units with work surfaces over. Large central island unit with breakfast bar. Single drainer sink unit with mixer tap and Belling range cooker with glass splashback and matching extractor hood over. Built in appliances including dishwasher, washing machine and tumble dryer. Large larder freezer and larder fridge. Under stairs storage cupboard.

Rear Hall 5' 1" x 2' 11" (1.54m x 0.90m)

With glazed door to the rear garden.

Shower Room 6' 1" x 6' 7" (1.85m x 2.0m)

Window to the rear, low level WC and wash hand basin with mirror fronted medicine cabinet over. Large wet room style shower area with electric shower. Ladder towel rail.

Store Room 10' 11" x 9' 11" (3.33m x 3.01m)

With electric roller garage door, power and light connected.

Landing

With access to attic. Built in airing cupboard with hot water cylinder and electric boiler providing hot water and central heating.

Bedroom 1 9' 9" x 12' 8" (2.97m x 3.85m)

With window to the rear, radiator and built in wardrobe.

Bedroom 2 9' 5" x 12' 6" (2.86m x 3.82m)

With window to the rear, radiator and built in wardrobe.

Bedroom 3 12' 5" x 9' 7" (3.78m x 2.91m)

With window to the front, radiator and built in wardrobe.

Shower Room 7' 10" x 7' 10" (2.40m x 2.40m)

With window to the front, low level WC and vanity wash hand basin with mirror fronted medicine cabinet over. Heated ladder towel rail.

Shower Room 7' 9" x 7' 5" (2.35m x 2.25m)

With window to the front, low level WC and vanity wash hand basin with mirror fronted medicine cabinet over. Heated ladder towel rail.

Outside

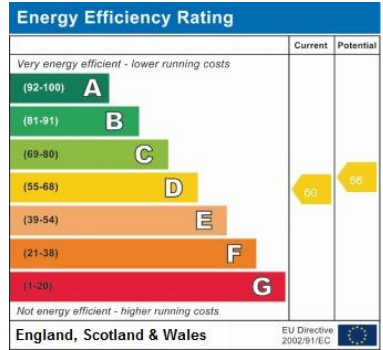
To the front of the property there are gardens with flower and shrub beds, a new pebble resin bound driveway offers off road parking and access to the garage door fronted store. The rear garden is mainly gravelled for ease of maintenance with patio area, timber garden shed, flower and shrubs.

Store 9' 11" x 9' 4" (3.01m x 2.84m)

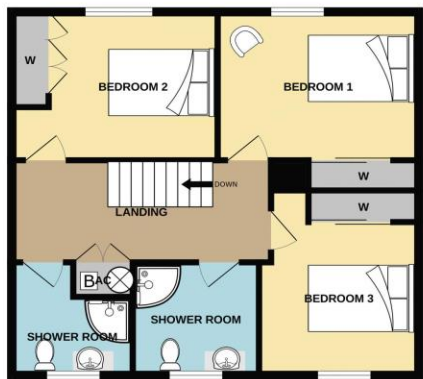
Electric roller door leads to the store. Power and light connected.



GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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.
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