



1 High Street,  
Othery, Somerset, TA7 0QA

Guide Price £265,000

3 bedrooms  
Ref:EH001765



ENGLISH HOMES

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## Overview

- A 3 bedroom semi detached house
- Garage and off road parking for numerous vehicles
- Immaculate in presentation
- Bathroom with separate shower room
- Spacious kitchen/dining room
- Oil fired central heating
- Utility Room
- Enclosed garden
- Convenient access to countryside walks



An absolutely stunning 3 bedroom semi detached which has undergone complete transformation by the current owners. It really has the wow factor and is ideal for someone who is just looking to move their furniture and enjoy this family home. With benefits including garage, off road parking, enclosed garden, uPVC double glazing and oil fired central heating. Accommodation comprises hallway, living room, spacious kitchen/dining room, utility, bathroom, 3 bedrooms and further shower room.



### ACCOMMODATION:

Composite door provides access to:

#### Entrance Hallway:

Full length front aspect uPVC double glazed opaque window, radiator, laminate flooring, inset spot lights, loft hatch access, full length rear aspect uPVC double glazed window, uPVC double glazed door provides access to the rear garden, archways lead to utility and inner hallway.

#### Utility Room: 7' 7" x 4' 11" (2.32m x 1.49m)

Rear aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, integrated dish washer, space and plumbing for washing machine and tumble dryer, laminate flooring, loft hatch access, door through to:

#### Bathroom:

Front aspect opaque uPVC double glazed window, bath with tiled side panel, mixer taps and wall mounted waterfall shower over, glass shower screen, low level dual flush toilet, Vanity wash hand basin with mixer taps,



heated towel rail, tiled splash backs, inset spot lights, laminate flooring, extractor fan.

**Inner Hallway:**

Laminate flooring, under stairs storage cupboard, smoke detector, radiator, stairs rising to first floor landing, doors leading off to:

**Living Room: 13' 8" x 10' 11" (4.16m x 3.32m)**

uPVC double glazed French doors to the rear garden, laminate flooring, radiator, feature fireplace.

**Kitchen/Dining Room: 19' 11" x 10' 7" (6.07m x 3.22m)**

2 front aspect uPVC double glazed windows, sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in induction hob and electric oven, stainless steel extractor hood over, space for fridge, space for upright fridge/freezer, larder cupboard, laminate flooring.

**First Floor Landing:**

Rear aspect uPVC double glazed window, smoke detector, loft hatch access, doors leading off to:

**Bedroom 1: 13' 11" x 11' 0" (4.24m x 3.36m)**

Maximum measurements. Rear aspect uPVC double glazed window, radiator, picture rail, built in double wardrobe and cupboard.

**Bedroom 2: 10' 7" x 10' 0" (3.23m x 3.06m)**

Front aspect uPVC double glazed window, picture rail, radiator.

**Bedroom 3: 9' 8" x 7' 4" (2.94m x 2.24m)**

Front aspect uPVC double glazed window, radiator, picture rail.



**Shower Room:**

Side aspect opaque uPVC double glazed window, shower cubicle, low level dual flush toilet, pedestal wash hand basin, heated towel rail, tiled splash backs, extractor fan, laminate flooring.

**Outside:**

**Front:**

A path leads to the property with a gravelled frontage and side border with stone wall to the front with trellising.

**Garage & Parking:**

There is a gravelled driveway providing off road parking for numerous vehicles. The garage is of wooden construction with power and lighting with courtesy door.

**Rear Garden:**

There is a paved patio area with the garden being laid mainly to lawn. It is well landscaped with a wooden seat. There are gravelled steps leading to a further gravelled area and an elevated lawned garden. Enclosed within the garden is a concealed oil tank and the property is enclosed by fence panels.



**Directions:**

On entering the village from the Taunton direction, the property is located on the left hand side denoted by a For Sale board.

**Amenities:**

The popular village of Othery has a range of facilities including a primary school and parish church. Langport lies about 5 miles to the south, Bridgwater 7 miles, the County town of Taunton c. 10 miles all offering a good range of facilities fulfilling most day to day needs and Street 8 miles with the popular Millfield School and Clarks Shopping Village. The M5 motorway is about 20 minutes away with access to Bristol, Bath and Exeter all about an hours drive. Mainline railway stations can be found at Taunton (Paddington) and Yeovil (Waterloo and Paddington) and Castle Cary (Paddington). Bristol airport is less than an hour's drive away.

**Services:**

Mains electric, water and drainage are connected with oil central heating.



**VIEWINGS BY APPOINTMENT ONLY:**

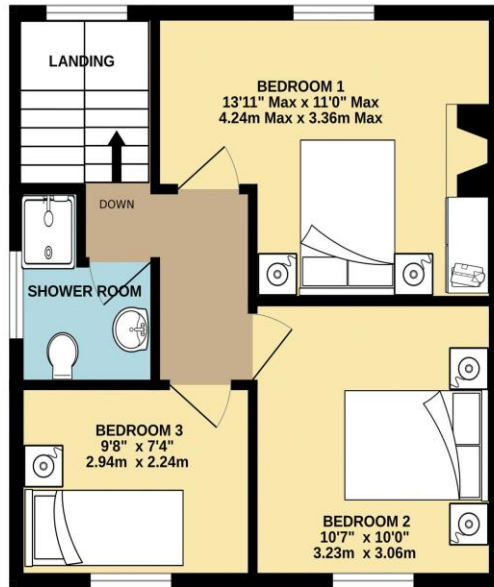
**Langport Office 01458 252530**

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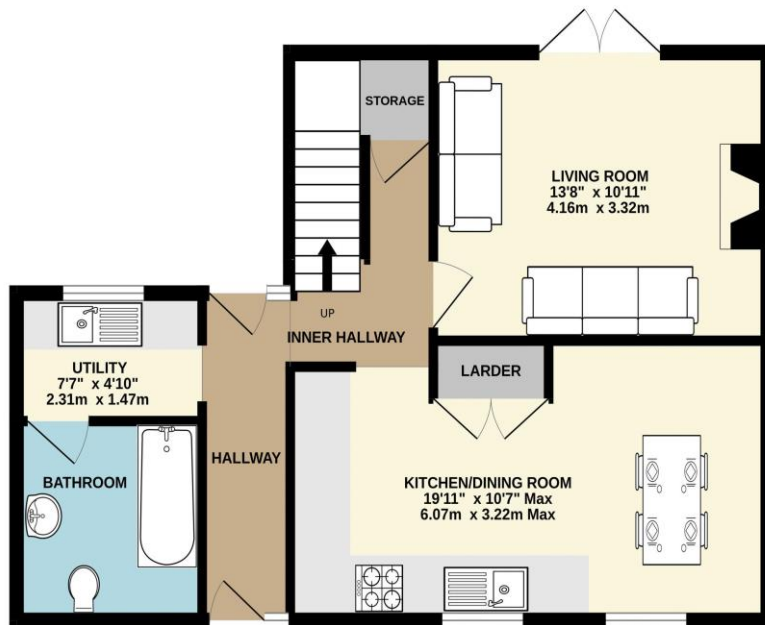
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Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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