



English Homes



Main Road, Middlezoy, Langport, TA7 0NN

Contemporary (2012 build) detached three bedroom home in superb condition, well located in a popular rural village with shop and pub. Three bedroom, (one ensuite), large kitchen/dining room, sitting room with log burner, downstairs WC, garage, parking, easy care gardens - immaculate! Balance of 10 year NHBC warranty, harvested rainwater system.

- Detached house
- Ensuite shower room
- Oil central heating
- Immaculate condition
- Garage
- Three bedrooms
- Kitchen/diner
- Smallish gardens
- Parking
- Village location

Guide Price £275,000

Accommodation

The uPVC front door is protected by a porch and opens to

Entrance hall 8'6" by 6'4" (2m 59cm x 1m 93cm)

Laminate floor, radiator, double glazed uPVC window to the front, stairs to the first floor

Downstairs cloakroom 6'2" by 3'3" (1m 88cm x 0m 99cm)

Tiled floor, close coupled WC, pedestal washbasin, radiator, extractor fan. Toilets and outside taps are supplied by the harvested rainwater.

Sitting room 21'7" by 13'0" (6m 58cm x 3m 96cm)

Fitted carpet, open fireplace with woodburner, radiators, double glazed uPVC window to the front and double glazed uPVC French doors to the rear

Kitchen/dining room 19'6" by 8'8" (5m 94cm x 2m 64cm) plus 17' 1"x 10'3" ap

The kitchen is well appointed with tiled floor, radiator, ample storage cupboards above and below a very generous worktop, double electric oven, hob and extractor fan over, integral dishwasher, space and plumbing for washing machine, fridge/freezer and tumble dryer. Open plan to the dining area with tiled floor, radiator, uPVC double glazed door and window to the rear and understairs storage cupboard which contains the pump for the harvested rain water.

Upstairs

Carpeted stairs lead to the first floor

Landing 11'8" by 9'6" (3m 56cm x 2m 90cm) Approx

Fitted carpet, two storage cupboards, radiator, double glazed uPVC window to the rear

Master bedroom 15'3" by 10'1" (4m 65cm x 3m 7cm)

Fitted carpet, radiator, double glazed uPVC window to the front, door to

Ensuite shower room 8'5" by 5'7" (2m 57cm x 1m 70cm)

Fitted shower cubicle, close coupled WC, washbasin in vanity unit, chrome towel radiator, tiles to splash prone areas, double glazed uPVC window to the rear, extractor fan

Bedroom 2 17'4" by 8'9" (5m 28cm x 2m 67cm)

Fitted carpet, radiator, double glazed uPVC window to the front

Bedroom 3 11'7" by 8'9" (3m 53cm x 2m 67cm)

Fitted carpet, radiator, double glazed uPVC window to the front, storage cupboard

Bathroom 10'6" by 5'6" (3m 20cm x 1m 68cm)

Panelled bath, separate shower cubicle, close coupled WC, pedestal washbasin, chrome towel radiator, tiles to splash prone areas, extractor fan, double glazed uPVC window to the rear

Outside

Front garden

Set behind a low stone wall the garden is paved and gravelled

Side garden 31'6" by 13'0" (9m 60cm x 3m 96cm) Approx

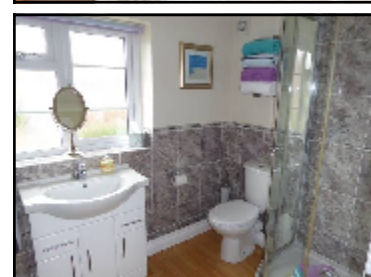
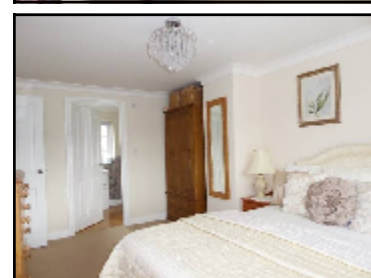
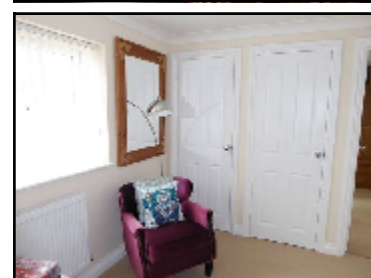
Gravelled and paved with a timber garden shed and a flower bed to the rear, outside tap with harvested rainwater, external oil fired boiler

Rear garden 33'0" by 7'6" (10m 6cm x 2m 29cm) Approx

Facing roughly west the garden is paved and gravelled with a flowerbed and side gate to the drive. The oil tank is located behind the garage.

Garage and parking 18'7" by 8'4" (5m 66cm x 2m 54cm)

Detached with up and over door, power, light, eaves storage and pedestrian door. The tarmac drive allows parking for three cars and contains the rainwater tank



Directions

From English Homes Langport office turn right and just before the petrol station turn left to Aller. Head through Aller to Othery and turn right heading towards Glastonbury, take the first left signed 'Middlezoy A372' and a after about a mile and a half turn left sign posted Middlezoy. Continue on Main Road to the T junction and turn left (still Main Road). Shortly before the George Pub turn right (still Main Road) and the property will be found on the right hand side indicated by an English Homes For Sale board.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

info@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate.

Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land.

Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. 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.

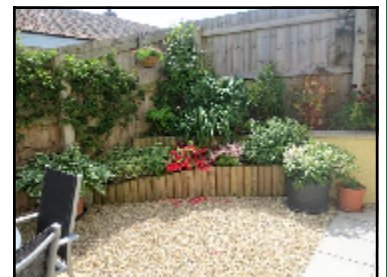
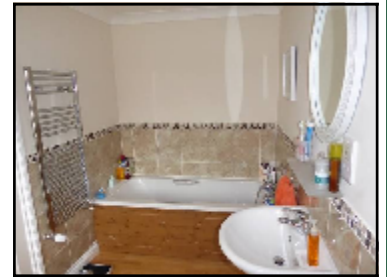
Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

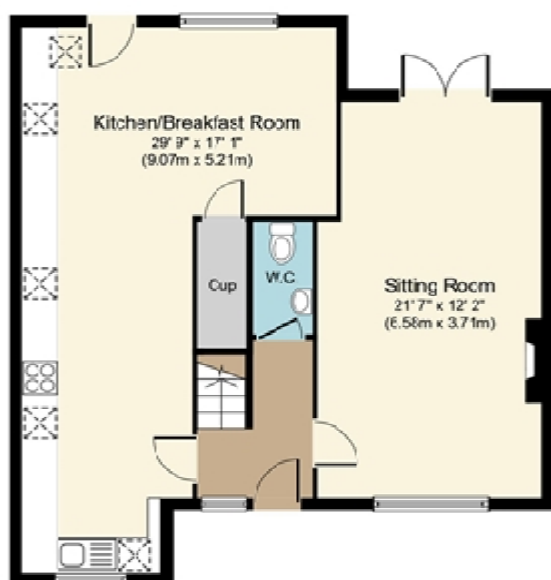
Middlezoy

The village of Middlezoy has a village shop, public house, Post Office and primary/junior school, cricket and football club. It falls into the catchment area for the well known Huish Academy (there are school and public buses which run through Middlezoy). Middlezoy is well placed for Bridgwater (less than 7 miles) and the larger towns of Taunton (less than 15 miles distance) and Yeovil (less than 25 miles distance). There is easy access to the M5 and the national motorway network (less than 5 miles distance) with Bristol and Exeter airport all within an hour's drive.

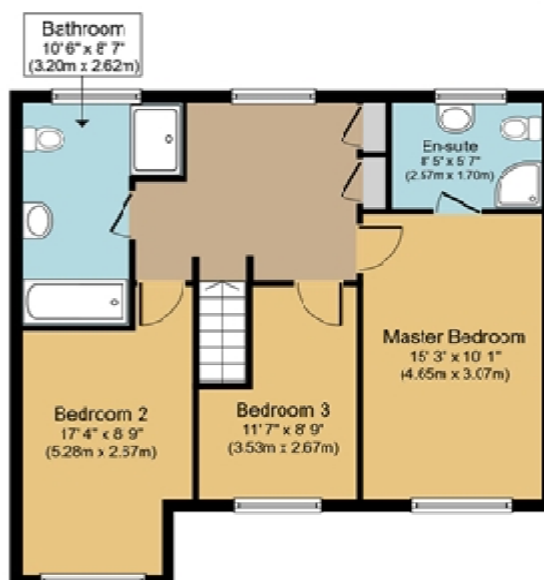
Energy Efficiency Rating

Band C with a potential for Band B





Ground Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)



First Floor
Approximate Floor Area
642 sq. ft.
(59.6 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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