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Ablake, Pibsbury
Langport, TA10 9EJ

A detached 3 bedroom property in need of modernisation with grounds amounting to approximately 1.4 acres.

Langport 1.5 Miles Somerton 5 Miles Yeovil 12 Miles

• Detached House • 3 Bedrooms • 2 Reception Rooms • Ripe for Improvement • Large Gardens • Paddock • In all 1.4 Acres • No Forward Chain •

Offers in excess of £225,000

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SITUATION

Pibsbury is a hamlet within the parish of Huish Episcopi, where there are a variety of amenities including a well reputed secondary school and the Rose and Crown Inn. Nearby Langport offers a healthy selection of day-to-day shopping, leisure and health care facilities such as a doctor's surgery, Tesco supermarket and a range of independent businesses. Further afield Street, Taunton and Yeovil have broader selections of amenities.

Education is well catered for in the area with a variety of well reputed state and independent schools within easy reach including Hazelgrove and Millfield at Street.

DESCRIPTION

Ablake is a detached home believed to date from the early 1950's when it was constructed to accommodate the operator of the nearby pumping station. Now available on the open market for the first time, the property is in need of modernisation and improvement throughout, with great potential to extend, subject to any necessary consents being obtained. In more recent times, the property has benefitted from the installation of a gas-fired central heating system and upvc double glazed windows.

GROUND FLOOR

A upvc glazed front door leads into an entrance porch which in turn leads into a central hallway from which stairs rise to the first floor and two large storage cupboards can be accessed. Doors lead to two reception rooms and the kitchen from which a sliding door leads into a ground floor shower room. The reception rooms both overlook the gardens. There is also a utility room with a door to the rear garden.

FIRST FLOOR

The ground floor stairs rise to a landing giving access to three bedrooms, two of which are of double proportions and the largest of which enjoys built in wardrobes and a cupboard housing the boiler. There is also a family bathroom fitted with bath, WC and wash hand basin.

GARAGE

From the entrance hall, there is a pedestrian door leading into a garage which at present has a vehicle door to the rear, however due to fencing along the rear boundary, vehicular access to the garage from this side will no longer be possible. This is therefore an ideal opportunity to create a new access from the front or convert the garage into additional living space, subject to any necessary consents.



OUTSIDE

Ablake benefits from sizeable, primarily level grounds which amount to approximately 1.4 acres which is arranged as a "blank canvas" area of garden and adjoining paddock. There are currently two dilapidated sheds/outbuildings in the garden section.

AGENT'S NOTE

Please note that a fence will be erected by the vendor along the boundary with the Pumping Station access road prior to completion.

The house is not within a flood risk area however parts of the garden and paddock fall within flood risk zones 2 and 3.

CONDITIONS OF SALE

A covenant will be contained within the contract regarding future residential deployment of the land. For further information please contact the selling agents.

Planning permission is in place for a new access from the road to the rear of the property. The successful purchaser will be required to carry out this work within 3 months of completion, at their own cost. There will be no right for the purchaser of

Ablake to use the Pumping Station access road. Plans can be viewing on the South Somerset District Council website ref. 16/03268/FUL.

SERVICES

Mains water, electricity and gas. Private drainage (septic tank).

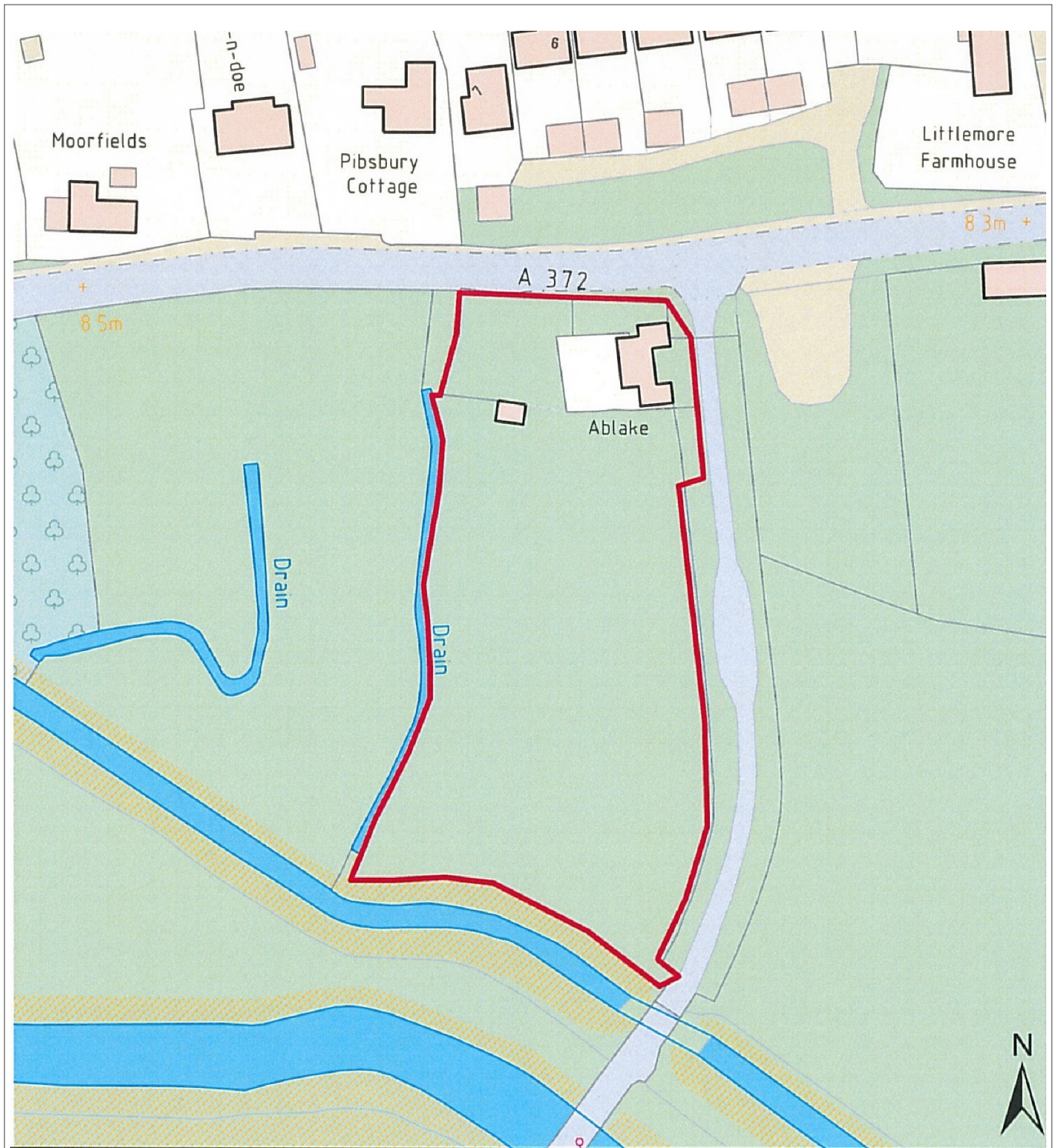
VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000. Please be aware that access along the lane adjacent to the property must not be blocked at any time. Viewers are advised to wear appropriate footwear when inspecting the grounds.

DIRECTIONS

From Yeovil take the A37 towards Ilchester and pass through the village of Chilthorne Domer. At the roundabout turn right and pass through Ilchester, taking the first exit left after the petrol station. Continue to the end of this road and turn left onto the A372 towards Ilminster. The property can be found on the left opposite the turning into Level View.





KEY



Property to be sold

**This plan is for identification purposes only.
It is not to be relied upon.**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	