

Ground Floor



First Floor



Catcott Road, Burtle, TA7 8NG

£380,000

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- **Newly Converted**
- **Sought After Hamlet of Burtle**

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors to all rooms.

GROUND FLOOR WET ROOM

Smooth ceiling with inset spot lighting. Three piece suite (to be fitted).

LIVING ROOM

20'10" x 20'0" (6.35m x 6.10m)

Rear aspect bi-folding double glazed doors leading to rear garden. Two front aspect uPVC Georgian bar windows. Smooth ceiling with inset spot lighting. Roof lantern. TV point. Two radiators. Arch to

KITCHEN/ FAMILY ROOM

18'3" x 16'10" (5.56m x 5.13m)

Rear aspect uPVC Georgian bar window. Smooth ceiling with inset spot lighting. Newly fitted kitchen (choice subject to build stage). Fitted inset 1 ½ bowl sink unit. Built in 5 ring hob. Built in eye level double oven. Space for American style fridge/freezer. Integrated dishwasher. Two rear aspect Velux windows. Door to dining room.

UTILITY ROOM

8'8" x 7'6" (2.64m x 2.29m)

Smooth ceiling with inset spot lighting. Air source heat pump.

OFFICE/BEDROOM

19'0" max x 8'6" max (5.79m max x 2.59m max)

Dual aspect uPVC Georgian bar windows. Smooth ceiling with inset spot lighting. Exposed stone wall with feature mill stones. Radiator.

DINING ROOM

10'5" x 8'8" (3.18m x 2.64m)

Front aspect uPVC Georgian bar window. Smooth ceiling with inset spot lighting. Radiator. Door to the kitchen/family room.

FIRST FLOOR LANDING

Smooth ceiling with inset spot lighting. Doors to all rooms.

BEDROOM

18'0" x 14'8" (5.49m x 4.47m)

- **20' 10" Living Room**
- **18ft Kitchen/Family Room**

Front aspect uPVC Georgian bar window. Smooth ceiling with inset spot lighting. Feature sloping ceiling. Built in eaves storage. Radiator.

EN-SUITE

Rear aspect Velux window. Smooth ceiling with inset spot lighting. Comprising double walk-in shower, pedestal wash hand basin and low level W.C.

BEDROOM

14'5" x 11'7" (4.39m x 3.53m)

Front aspect uPVC Georgian bar window. Smooth ceiling with inset spot lighting. Feature sloping ceiling. Radiator.

BATHROOM

Front aspect uPVC double glazed window. Smooth ceiling with inset spot lighting. Three piece suite (to be fitted) comprising walk-in shower, wash hand basin and low level W.C. Part tiled walls.

OUTSIDE

REAR GARDEN

Enclosed rear garden.

TO THE FRONT

Walled garden with off street parking.

AGENTS NOTES

Please note that this is a newly built home and will be completed early 2021. The measurements provided are approximate. You would have a choice of tiles in the kitchen and bathroom subject to build stage.

DIRECTIONS

The postcode for the property is TA7 8NG. If you require further information, please call the office.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.

- **No Onward Chain**
- **EPC**