

Towers Wills

Town & Country

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4, Manor Barton, Chiselborough, Stoke-sub-Hamdon,
Somerset TA14 6TZ

Offers Over **£350,000**

Towers Wills are delighted to be chosen to market this fantastic home situated in a stunning rural setting in Chiselborough, just a short walk across fields from the village of Norton Sub Hamdon. This terraced property benefits from kitchen/diner, good sized lounge, downstairs cloakroom, three bedrooms and family bathroom. A superb, well stocked, garden completes this property and offers far reaching countryside views. Allocated parking and garage complete this must-see home!

Entrance Hall

Double glazed door to front and radiator.

Kitchen/Diner 4.87m x 3.35m maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to front, radiator, space for a fridge-freezer, space for washing machine, space for under-counter fridge, integrated electric hob with extractor fan over, integrated electric oven and LPG gas boiler.

Boiler Agent Note: Our vendor has advised that the boiler is not working and a quote has been obtained for a replacement – please contact Towers Wills for more information.

W.C./Cloakroom

Included w.c, radiator, wash hand basin and extractor fan.

Sitting Room 4.88m x 4.25m maximum measurements

Double glazed window to front and side, radiator and feature fireplace.

First Floor Landing

With radiator and airing cupboard which includes tank.

Bathroom

Suite comprising of bath with mixer tap shower, w.c, wash hand basin, extractor fan and heated towel rail.

Bedroom One 3.46m x 3.29m maximum measurements

Double glazed window to front and side.

En-suite

Suite comprising shower cubicle with electric shower, heated towel rail, w.c, wash hand basin, double glazed skylight to rear and extractor fan.

Bedroom Two 2.91m x 3.39m maximum measurements

Double glazed window to front, radiator and loft hatch.

Bedroom Three 3.87m x 1.78m - maximum measurements (into recess)

Double glazed window to front, radiator and built-in storage.

Garage 2.67m x 5.57m

Situated in a separate block with 'up and over door' and has allocated parking in front for one vehicle. There is additional shared/visitor parking areas available nearby.

Rear Garden

To the rear is a stunning garden with lawn area, seating areas, a wide range of shrubs and offers countryside views.

Agents Note

The vendor has advised Towers Wills of a £40 per month communal maintenance charge. This covers maintenance of outside green spaces, driveways and various insurance policies. Communal LPG tanks are in

Key Features

- Sought-after Location
- Countryside Views
- Three Bedrooms
- Allocated Parking & Garage
- Stunning Rear Garden

Contact Us

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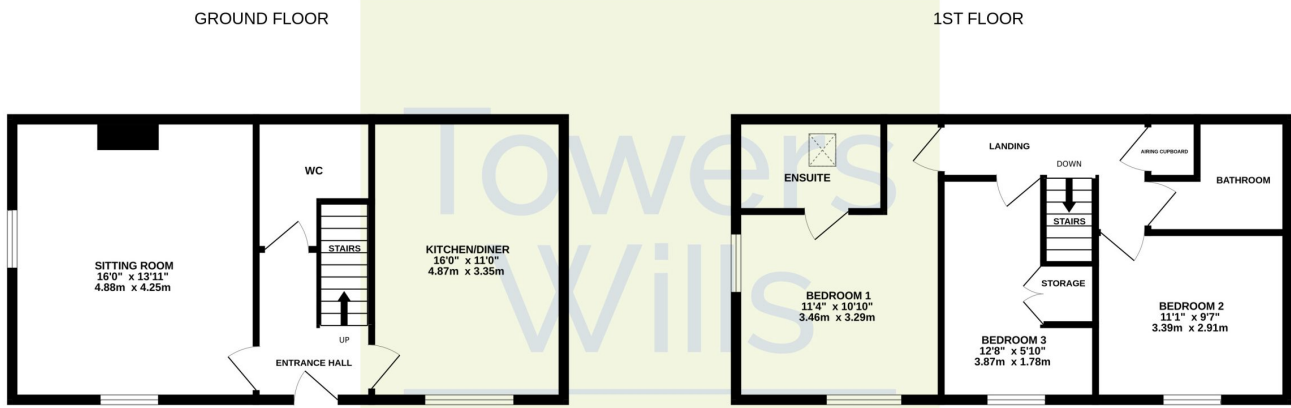
Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

place for Manor Barton, allowing a discounted rate for bulk-buying, with individual properties paying for what they use.



Floor Plan



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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