



Property Location

This beautifully presented three-bedroom bungalow is situated in the peaceful village of Chiselborough, Somerset. The village has a church and village hall. The neighbouring village of Norton-Sub-Hamdon has a pub, village shop, post office and primary school. The bustling market towns of Crewkerne and Yeovil are a short drive away offering plenty of shops, restaurants amongst other amenities.

The Old Forge, Cat Street, Chiselborough, TA14 6TT

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

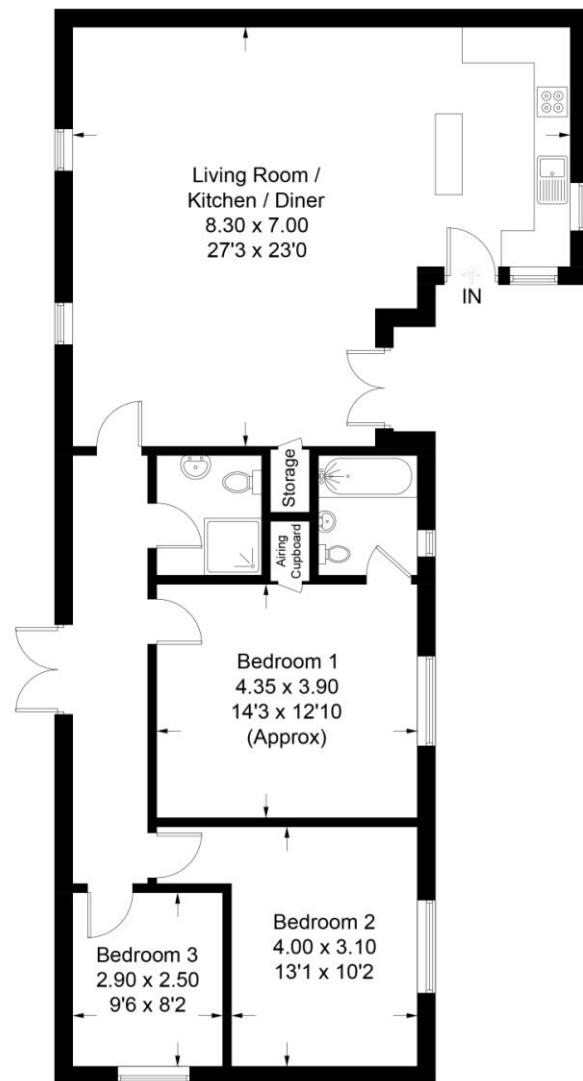


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316567)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Cat Street, Chiselborough

Offers In Region Of £425,000

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Cat Street
Chiselborough
TA14 6TT

Key features:

- Perfectly Converted Three-Bedroom Detached Bungalow
- Nestled Within Peaceful Village Setting
- Beautifully Vaulted Ceilings
- Off-Road Parking
- Multi-fuel Burner
- Modern High-Quality Kitchen
- Front and Rear Gardens
- Ensuite
- Generously Proportioned Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	71 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

The Old Forge in Chiselborough is a historic forge that has been stylishly converted into a contemporary three-bedroom detached bungalow nestled within the peaceful somerset countryside. The bungalow offers a modern kitchen and open plan living space, three bedrooms, bathroom, ensuite, driveway parking as well as front and rear gardens. Would make the perfect single-storey home. Viewing is highly recommended.

LIVING ROOM/ DINER 27' 2" x 22' 11" (8.3m x 7.0m) A spacious open-plan kitchen/living/dining room with a centrally positioned exposed brick fireplace housing the cast iron multi-fuel burner. French doors opening to the rear garden, Two Velux windows and two original slit windows to the front garden. Ample space for a sitting area and a dining table and chairs, creating the perfect entertaining space. The walls are neutrally decorated and wooden effect laminate flooring. Wall mounted lighting. Storage cupboards. One night storage heater and additional panel heater.

KITCHEN: This recently installed kitchen has a mixture of wooden cabinets and drawers. Granite work surfaces with an inset white basin and drainer. Matching island unit. Integrated fridge/freezer, double electric oven and induction hob with retractable cooker hood above. Space for a washing machine and dishwasher. Tiled flooring and splashguards. Under cabinet and wall mounted lighting. Door leading to the rear garden.

HALLWAY: The bright and airy hallway provides access from the sitting room to the three bedrooms, family bathroom and the double-glazed French doors opening to the rear garden. Neutral walls and grey carpet. Wall mounted lighting.



BEDROOM ONE 15' 8" x 12' 9" (4.8m x 3.9m) A generous double bedroom featuring an airing cupboard housing the hot water cylinder, attached ensuite and stylish floor-to-ceiling double glazed windows to the front of the property. Neutrally decorated walls and grey carpet. Wall mounted lighting and loft hatch above. One radiator.

ENSUITE: The ensuite has a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower unit above. Tiled walls and flooring. Full length heated towel rail. Frosted double glazed window.

BEDROOM TWO 13' 1" x 10' 2" (4.0m x 3.1m) A spacious double bedroom with floor-to-ceiling double glazed windows looking onto the front garden. Wall mounted lighting. Neutrally decorated walls and grey carpet.

BEDROOM/STUDY 9' 6" x 8' 2" (2.9m x 2.5m) A good-sized single bedroom with light blue walls and grey carpet. Wall mounted lighting and double-glazed window to the side of the property.

FAMILY BATHROOM: The bathroom is fitted with a three-piece suite that comprises of a white w/c, hand basin, walk-in shower cubide. Velux window roof light. Tiled walls and flooring. Full length heated towel rail.

ADDITIONAL INFORMATION: Driveway leading to the property is shared with one adjacent neighbour. Water meter. No gas mains to the property.

OUTSIDE: Approaching the property up the shared drive is a gated drive way entrance which provides ample off-road parking. The front garden is laid with stone chippings and patio and faces south-east creating the perfect suntrap. Brick wall borders, external lighting and a water butt. to the rear of the property is a peaceful and private level garden laid to lawn. featuring a garden shed and hanging planters.

