



£245,000

At a glance...



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**holland
& odam**

3 Rosette Cottages
Kingsbury Episcopi
Martock
Somerset
TA12 6BH

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow West Street and turn left onto Sutton Road at the fork. Continue over the bridge and follow to the end of the road. At the junction, turn right onto A372 and first left onto B3165 toward Long Sutton. Continue through the village and again through Long Load. At the crossroad traffic lights, turn right towards Coat and take the third right onto Broadmead. At the T junction, turn left onto Folly Road and the the property can be found shortly on your right hand side.

Services

Mains electricity, water and drainage are connected. Electric wall mounted radiators.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

Please note that access to the rear parking area and garage is via a shared access lane. The lane is shared between the three cottages that own the garages, allowing each owner access to their respective garage and parking area.



Location

Kingsbury Episcopi is a charming and well-connected village set within the Somerset Levels, offering a strong sense of community and attractive rural surroundings. Local amenities include a primary school, village shop and café, church, village hall and a popular public house, with further facilities available in nearby Martock and Langport. The village is well placed for travel, with good road links to Yeovil, Somerton and Taunton, regular bus services, and mainline railway stations at Yeovil Junction and Castle Cary providing direct connections to London Waterloo and Paddington.

Insight

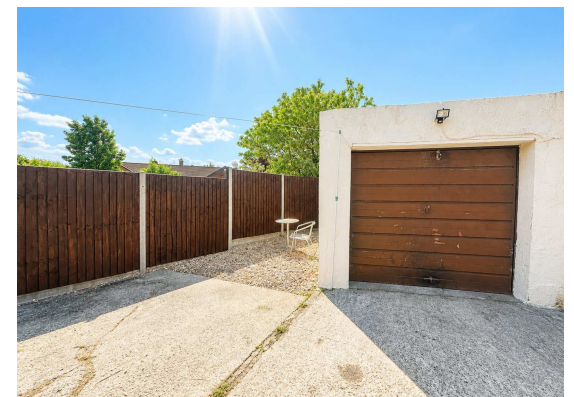
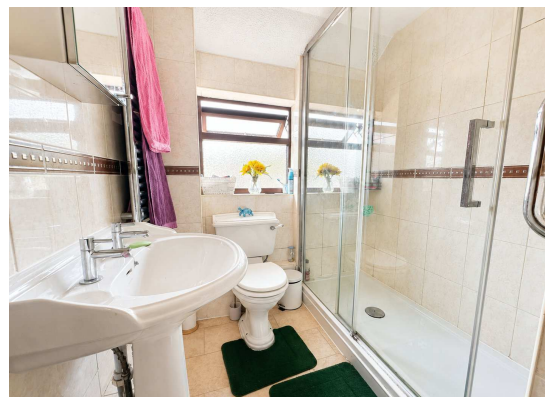
Situated in the heart of the sought-after village of Kingsbury Episcopi, this charming mid terrace cottage offers well proportioned accommodation, off road parking and a garage, while presenting an excellent opportunity for buyers looking to modernise and create a home to their own taste.

The accommodation is arranged over two floors and comprises a welcoming entrance hall leading to a comfortable living room, where a wood burning stove and wooden beams provide an attractive focal point and creates a warm, cosy atmosphere with character. To the rear, the kitchen/dining room offers a practical space for everyday living and entertaining, with access to the garden beyond.

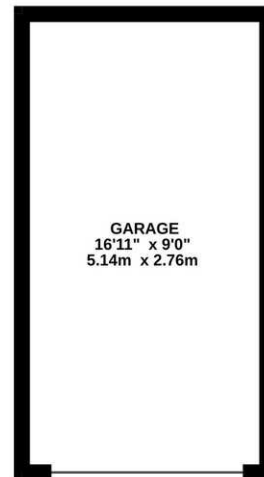
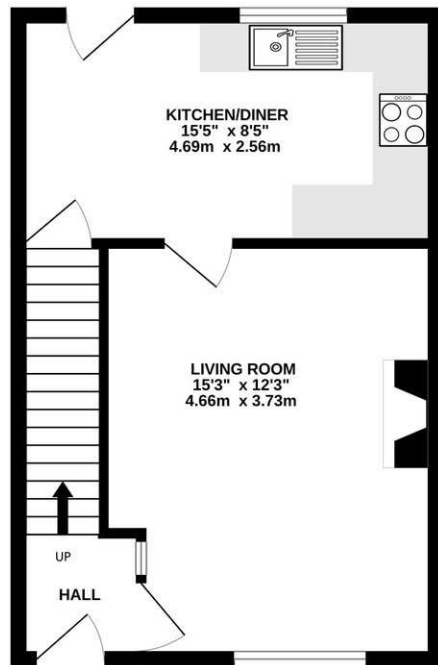
The first floor provides two generous double bedrooms, together with a well appointed family shower room. The property benefits from uPVC double glazing throughout and is heated by electric radiators.

Outside, the rear garden has been designed for ease of maintenance, being predominantly laid to gravel and providing an ideal space for outdoor seating and entertaining. Beyond the garden is an area providing off road parking, together with the added benefit of a single garage located within a block of three.

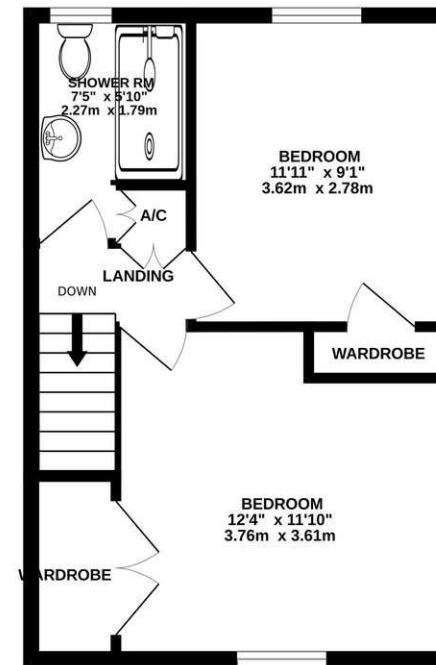
- Charming mid terrace village cottage
- Two generous double bedrooms
- Living room with wood-burning stove and feature beams
- Kitchen/dining room
- Family shower room
- Low maintenance rear garden
- Off road parking and single garage
- Excellent opportunity to modernise and personalise



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs 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.

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