

SUNNYBANKS

gth

PITMINSTER





Sunnybanks Pitminster

Taunton, Somerset, TA3 7AZ

Taunton 5 miles; M5 (J25) 4.6 miles; Bridgwater 15.2 miles

 2
  5
  2
  224 Sqm

Rarely available we offer this beautiful detached cottage nestled in the centre of the sought after village of Pitminster. The property is offered for sale with No Onward Chain

Freehold Guide Price £800,000

DESCRIPTION

This attractive village property dates back to approximately 1750. The property offers characterful living accommodation, comprising a pretty thatched entrance porch which leads to a hallway where a triple aspect sitting room can be found with a large feature fireplace. Also off the hall is a dual aspect dining room. The kitchen/breakfast room which leads into the utility room, is fitted with a range of base units along with an oil fired Aga. The ground floor offers a WC and to the rear of the house is a conservatory/sunroom giving lovely views over the garden and grounds. The main staircase gives access to five double bedrooms with the principal bedroom enjoying a jack and jill ensuite. The four remaining bedrooms are served by a family bathroom.

OUTSIDE

The property is situated on the main village road with light passing traffic, where the wrap around garden and grounds are larger than average, with steps down through some woodland to the small brook that runs through Pitminster. The property boasts a large gravelled driveway which leads to the garage, side and rear of the property. The rear garden is predominantly lawned and contains a number of mature beds, shrubs, trees and bushes. In all the



property extends to about half an acre.

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Oil fired central heating.

Council Tax: *Somerset Council—Band G.*

SITUATION

Sunnybanks occupies a most prominent and readily accessible centrally located position in the village, lying at the foot of the gently rolling Blackdown Hills, in an area recognised for its high scenic and conservation value. The village of Pitminster is conveniently located to the County Town and major communication networks. Pitminster itself offers a popular village pub, church and village hall, with the villages of Blagdon Hill, Trull and Corfe close by. Taunton affords extensive recreational and educational facilities befitting those of a County Town and major regional centre, including the noted public schools of Taunton, King's and Queen's Colleges, with Wellington also within easy reach. From Taunton there are exceptional communication links by both road and rail. The M5 interchange (Junction 25) and the A303 trunk route provide excellent links to the south east, Wales and the north, whilst the mainline railway station provides direct daily services to Bristol, Birmingham and London, (including a fast rail service to London Paddington). International airports are available at Bristol and Exeter.

DIRECTIONS

What3words:///culminate.thatched.declines

ADDITIONAL INFORMATION

Broadband: FTTP—Fiber broadband is available—highest available download speed 1500 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

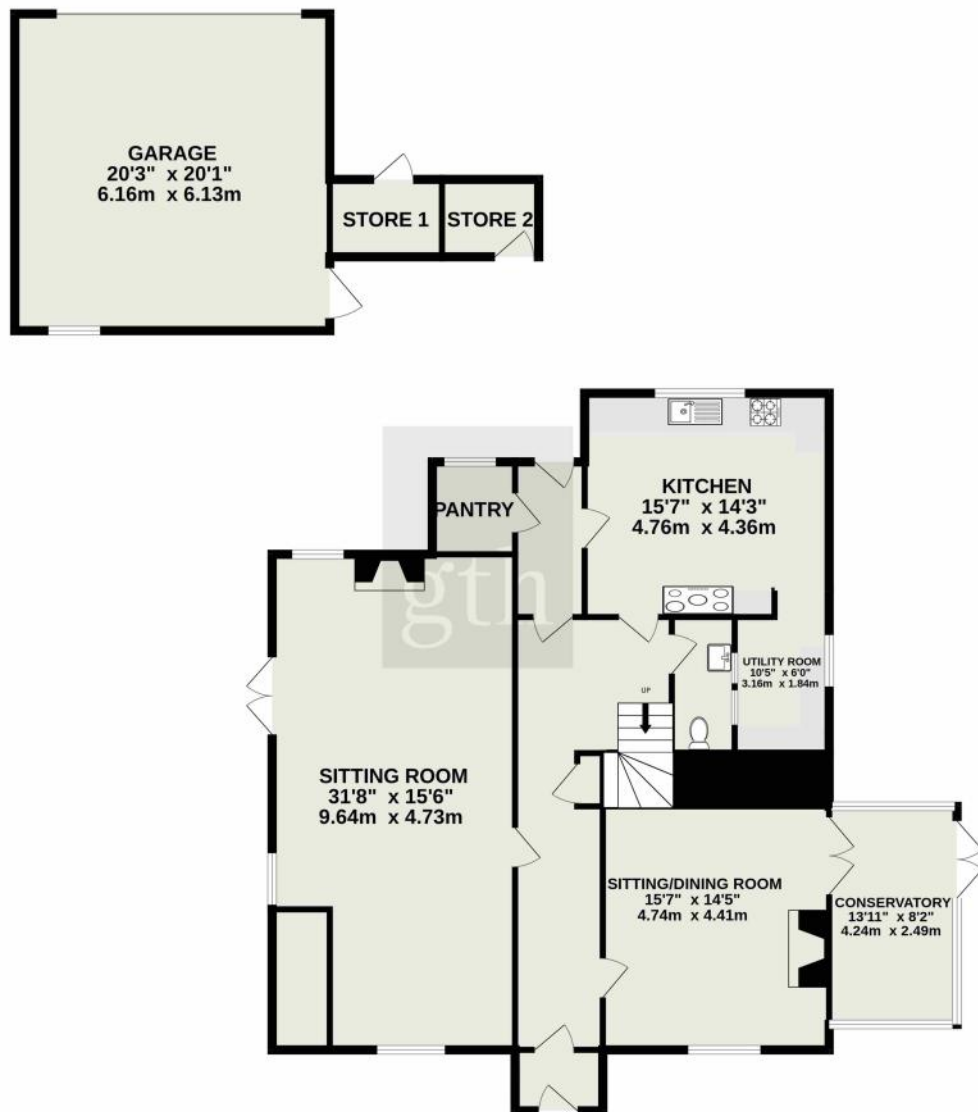
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

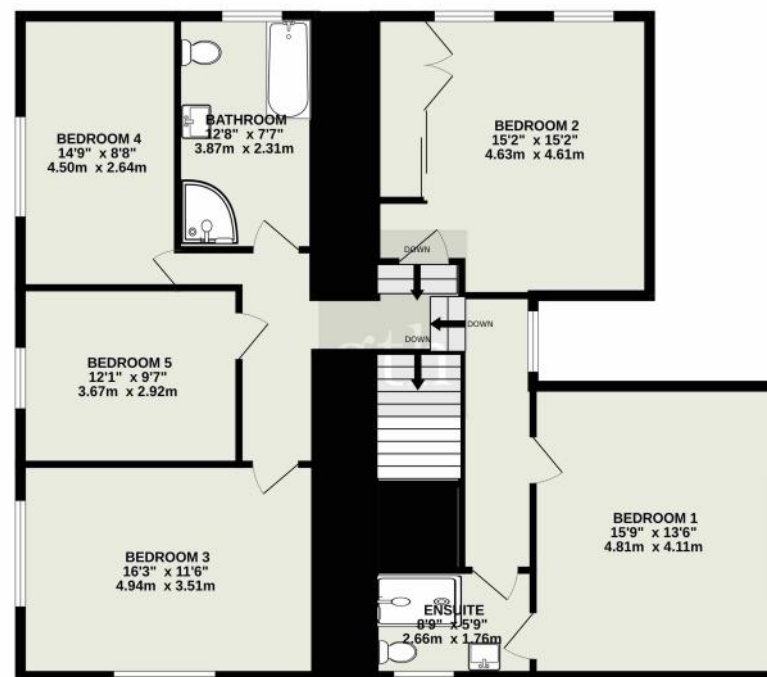
Tel: 01823 277121 | Ref: TAU160065

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
1878 sq.ft. (174.4 sq.m.) approx.



1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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