

Ballantaggart, Manor Road Edington, BRIDGWATER, TA7

£620,000

This unique property is situated in the lovely village of Edington, set in the Polden Hills, in Somerset.

The village has an excellent shop and post office, a GP surgery and dispensary, and access to a good primary school in the next village of Catcott. Secondary education is provided in the nearby towns of Street and Bridgwater, and the prestigious Millfield School at Street, is also within easy reach.

The property was designed and built by the family in the early nineteen-thirties and retains a host of features from that era. The house and gardens are set within half an acre. The property however, is being sold with 3.5 acres attached to the rear. This land will be suitable for horses, or just to make the most of the fantastic views over open countryside.

Some changes have been made over the years, but the house will require some tender loving care, and updating, to suit modern day living. It has been a lovely and well loved home. and it can be again.



Property Description

Lounge

5.40m (17' 9") x 3.60m (11' 10")

Parquet floors

Working fireplace

Windows to front and rear gardens

Dining Room

5.40m (17' 9") x 3.60m (11' 10")

Parquet floors

Working fireplace

Windows to front and rear

Door to snug

Wall panelling

Kitchen

3.60m (11' 10") x 2.70m (8' 10")

Original red floor tiles

Open pantry

Central Heating boiler

Base unit and Wall unit

Sink unit

Snug

4.90m (16' 1") x 2.80m (9' 2")

Accessed from the dining room, and has been used as a playroom

Window to front garden

Bedroom

5.50m (18' 1") x 3.70m (12' 2")

Working fireplace

Windows to rear front and side gardens

Bedroom

3.60m (11' 10") x 3.30m (10' 10")

Wooden floor

Window to front and side gardens

Bedroom

3.70m (12' 2") x 2.50m (8' 2")

Wooden Floor

Window to side and rear gardens

Bathroom

2.70m (8' 10") x 2.70m (8' 10")

Garden room

Hallway

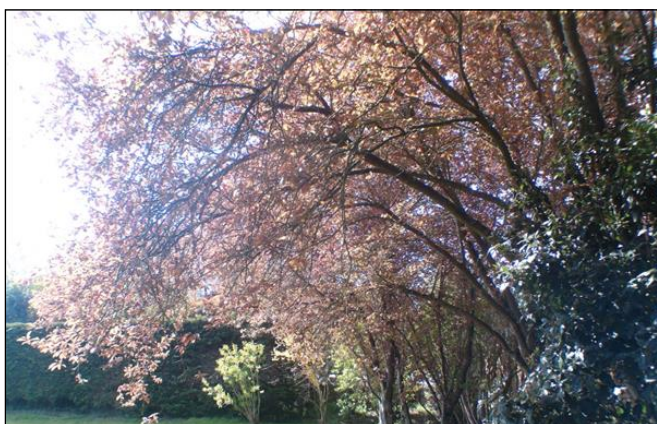
3.60m (11' 10") x 0.00m (0' 0")

Double ornate front door

Parquet floor

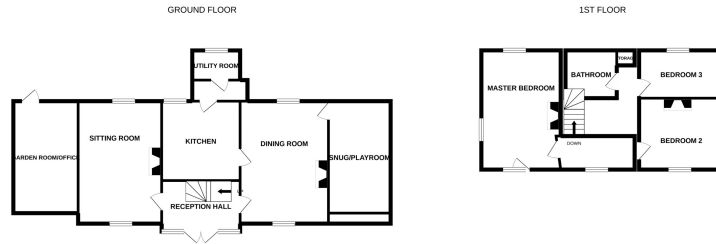
Under stairs storage cupboard

Panelling









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The accuracy, appropriateness and reliability of all floorplans shown remain entirely the responsibility of the advertiser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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