



ENGLISH
HOMES



**Thorney Lane, Kingsbury Episcopi, Somerset,
TA12**

Guide Price: £430,000

Freehold

Thorney Lane, Kingsbury Episcopi, Somerset, TA12

We are thrilled to bring to the market Conifers in the centre of the sought after village of Kingsbury Episcopi. Sitting in the enviable position of being end of terrace, Conifers was built in circa 1891 and whilst it retains some period features it is now a modern family home. The property is deceptively spacious, with lots of natural light and is presented beautifully.

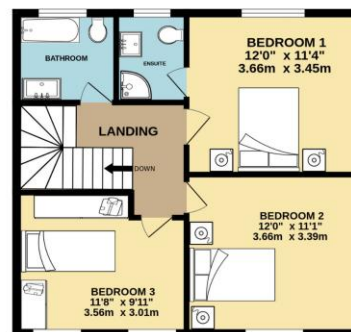
In summary it comprises Entrance porch, Entrance Hall, Study/Office area, Sitting/Dining Room, Kitchen/Breakfast room, Utility, Cloakroom, Three double Bedrooms, the Master bedroom has an ensuite shower room, Family bathroom, Garage, Workshop/Outbuilding and rear garden.

To the front is a small, low maintenance gravelled area of herbaceous borders with steps rising to the front door. An area to the side of the property provides off-road parking with wooden gates leading to the rear garden. To the rear lies a charming well-established garden, with lots of room for alfresco dining. A nice mix of lawn, vegetable patch and some gravelled areas separates the garden into different zones.

There is also a substantial outbuilding/workshop and former garage (now being used for storage).

Viewing is highly recommended.

1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA: 1544 sq.ft. (143.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.