Olive

ESTATE AGENTS

Kippernose Cottage 1 Pilcorn Street, Wedmore, Somerset BS28 4AW

Offers in excess of £400.000

*** SPECTACULARLY UNIQUE SEMI-DETACHED FAMILY HOME, SITUATED IN THE HEART OF WEDMORE *** KITCHEN / DINING & FAMILY ROOM *** UTILITY ROOM / PANTRY *** DOWNSTAIRS FAMILY SHOWER ROOM *** SEPARATE CLOAKROOM *** FRONT TO BACK LIVING ROOM WITH LOG BURNER & FRENCH DOORS OUT TO THE REAR GARDEN *** THREE DOUBLE BEDROOMS *** DRIVEWAY PARKING OUTSIDE THE GATES FOR TWO LARGE VEHICLES, FOUR VEHICLES INSIDE THE GATES *** SPECTACULAR REAR GARDEN WITH HOT-TUB CABIN, BBQ AREA, GARDEN AREA AND SHELTERED OUTDOOR ENTERTAINING SPACE / OUTDOOR KITCHEN *** EPC D *** COUNCIL TAX BAND C ***

Entrance
Accessed via an obscure UPVC double glazed door, ceiling light, stairs leading to first floor landing, useful cloak hanging space, doors to living room and dining room.

Sitting Room
A front to back room with UPVC double glazed windows to the front and UPVC double glazed French doors leading out to the rear, ceiling light, wooden laminate flooring, radiator, feature fireplace with slate tiled hearth and wooden surround and mantel.

Kitchen/Diner
A lovely sized front to back room with UPVC double glazed windows, currently split into two area, dining/family area to the front and Kitchen to the rear. The dining end has ceiling light, original wooden flooring, brick built fireplace. The kitchen has been fitted with a range of base level units, square edge work surfaces, ceiling light feature with five rotating spotlights, vinyl flooring, door to useful understairs storage cupboard, inset one bowl ceramic belfast sink, space and gas point for a large range cooker, stainless steel extractor hood over, breakfast bar island for seating for at least two people, doors to the downstairs shower room, Utility room, opening into rear hall which gives access to the cloakroom.

Cloakroom
A rear aspect room with an obscure UPVC double glazed window, ceiling light, vinyl flooring, low level wc, wash hand basin with twin taps, radiator.

Utility
A side aspect room with obscure UPVC double glazed window, ceiling light, vinyl flooring, base level unit, space for washing machine, space for a tumble dryer.

Shower Room
Another side aspect room with ceiling spotlights, tiled flooring, heated towel rail, wash hand basin with chrome mixer tap, good size step in wet room style shower area with wall mounted over head and hand held shower system.

Landing
A gallery landing area with loft hatch giving access to roof space, ceiling light, rear aspect UPVC double glazed window, original flooring.

Bedroom One
Another light and airy front to back room with UPVC double glazed windows, ceiling light, original wooden flooring, brick built fireplace, radiator, door to a useful overstairs storage cupboard.

Bedroom Two
Another front aspect room with UPVC double glazed windows, ceiling light, radiator, useful overstairs storage cupboard.

Bedroom Three
A good sized side aspect room with UPVC double glazed window, ceiling light, original wooden flooring, radiator.

Rear Gardens
A large hard standing area providing off street parking for at least three to four cars, if required. This area intern leads to the main garden. Hot tub/spar house, a bbq area. The main garden being laid to lawn, with flower shrub beds and borders throughout, and arguably the main selling feature of the garden is the outdoor sheltered entertaining space, with ample seating space and outdoor kitchen.

To The Front of The Property
A good sized driveway providing off street parking for two cars, gated access which leads to the front garden. has been laid to mixture of lawn and paving, beautiful pitched and tiled roof veranda around the front and side to the property, electric car charging point.

N
W E
S

Floor 1

Approximate total area(1)

876 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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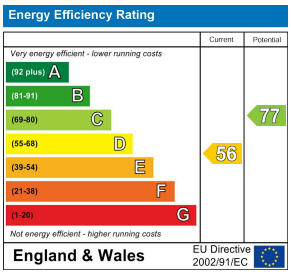

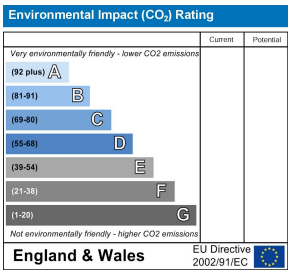

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