

36A Smithies Avenue



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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Total area: approx. 256.4 sq. metres (2760.0 sq. feet)
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Sully CF64 5SS

£895,000

A very spacious four/five bedroom detached house with large loft room situated in a sought after location with lovely views of the Channel from the first and second floors. Designed and built for the current owners. Comprises spacious central hallway, wc, living room, study, dining room/snug, kitchen/breakfasting room, utility room to the ground floor. Four generous bedrooms, dressing area and en-suite and high quality family bathroom to first floor. The second floor was built at the same time as the build and this has three large double glazed powder coated dormer windows facing the Channel and is a lovely additional living room/fifth bedroom. Front garden, plenty of parking, garage, private and enclosed south facing rear garden. Gas central heating. Freehold. NO ONWARD CHAIN.

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



Front door to hallway.

Hallway
21'11" x 12'7" (6.70m x 3.86m)

A very generous and welcoming hallway. Beautiful tiled floor, solid ash staircase to first floor, large understair store cupboard with light and good sized cloaks cupboard with light, attractive traditional part glazed solid wooden timber doors to living rooms, radiator, moulded cornice, decorated in neutral colours.

W.C.

A spacious cloakroom. Modern back to the wall twin flush wc with concealed cistern, twin flush wash basin with vanity unit beneath, attractive tiled floor and splashback, radiator, coved ceiling. Double glazed powder coated aluminium double glazed window to side with privacy glazing.

Study

10'2" x 7'7" (3.11m x 2.32m)

Double glazed Anderson sash style window to front. Carpet, radiator, coved ceiling.

Living Room

18'4" x 15'5" (5.60m x 4.70m)

A lovely sized south facing living room. Three powder coated double glazed aluminium bi-folding doors leading out to full width terrace and decking. Carpet, radiator.

Dining Room/Sung/Second Reception Room

11'6" x 9'9" (3.53m x 2.98m)

A good size room. Double glazed Anderson sash style windows to front. Carpet, radiator, coving.

Kitchen/Breakfast Room

11'5" x 22'0" (3.50m x 6.71m)

A generous and spacious kitchen/breakfasting area. Bright and light (south facing room). Powder coated double glazed aluminium window and French doors to rear. Cream coloured fitted kitchen, contrasting worktop, composite sink with half bowl and drainer, lever mixer tap. Gas hob, Hot Point split level oven and grill, integrated dishwasher, fridge, breakfast bar, space for table and six chairs, two radiators, coved ceiling, modern downlighting, tiled floor.

Utility Room

9'8" x 7'10" (2.97m x 2.41m)

A very practical area. Powder coated double glazed aluminium door to rear garden and window to side. Tiled floor, radiator, coving, access to fuse box, sink and drainer, four high level cupboards, base unit, plumbing for washing machine, space for tumble dryer, fridge, freezer and additional electrical appliances.

First Floor Landing

18'8" x 12'8" (5.70m x 3.88m)

Attractive oval window to front. Large landing, moulded cornice, large linen cupboard with shelving. Solid panelled doors to all first floor rooms.

Bedroom 1

14'5" x 12'0" (4.40m x 3.68m)

A lovely south facing double bedroom. Double glazed powder coated window to rear with views of the Channel and Somerset coastline. Carpet, radiator, coved ceiling.

Dressing Room

9'6" x 5'8" (2.90m x 1.73m)

Plenty of hanging rails and shelving, light, coving, carpet, radiator.



En-Suite Shower Room

10'4" x 6'6" (3.16m x 2.00m)

Recently upgraded and beautifully presented. Comprising large shower enclosure, toughened shower screen, recess for accessories, rainfall with shower plus sliding attachment and recessed controls (all in chrome), two Roca wash hand basins with built-in storage beneath, mirror over, back to the wall wc with twin flush. Grohe chrome ladder radiator, coving, modern downlighting. Powder coated aluminium double glazed window to side with privacy glazing.

Bedroom 2

15'5" x 11'6" (4.70m x 3.53m)

A south facing double bedroom. Powder coated double glazed windows to rear with good views of the Channel and Somerset coastline. Carpet, radiator, coving.

Bedroom 3

18'4" x 11'3" (5.60m x 3.45m)

A good sized double bedroom. Double glazed Anderson sash style window to front. Carpet, two radiators, coving.

Bedroom 4

12'8" x 11'6" (3.88m x 3.53m)

A good size double bedroom. Double glazed Anderson sash style window to front. Recess for wardrobe, carpet, radiator.

Bathroom

9'6" x 7'4" (2.90m x 2.26m)

Fully tiled and well presented. Comprising panelled bath with central taps, back to the wall wc, wash hand basin with lever mixer tap and storage beneath, tiled shower enclosure with toughened shower and chrome shower fittings. Mirror cabinet, downlighting, bamboo laminate floor, radiator. Aluminium double glazed powder coated windows to side and rear with good views of the Channel.



Second Floor Landing

Living Room/Attic Room/Fifth Bedroom

37'8" x 16'4" (max) (11.5m x 5.00m (max))

A very generous space. Three powder coated dormer windows to rear with stunning elevated views of the Channel and Somerset coastline. Carpet, two radiators, access to remaining loft area/storage, modern downlighting, large log burner with tiled hearth.

Front Garden

Attractive hard landscape to front with herringbone pavements creating excellent off road parking for multiple vehicles, laurel hedge provides significant privacy, attractive veranda to front providing weather protection to hallway, access to side storage area and rear garden.

Garage

16'11" x 7'11" (5.18m x 2.43m)

Up and over door to front, power and light, access to modern combination boiler and pressurised tank, good storage.

Rear Garden

A private and enclosed south facing rear garden with full width decking, retaining wall, and steps leading down to lower level of garden which has two areas of flint chippings, lawn, fencing to boundaries, mature established planting.

Council Tax

Band G £3,670.18 p.a. (26/27)

Post Code

CF64 5SS

