

HARDINGS BUNGALOW, BOWBRIDGE, HENSTRIDGE, BA8 0TF



Offering versatile internal accommodation and bags of potential outside, this chalet bungalow has been tastefully presented by the current owners to ensure it is ready to move into but has the flexibility to suit a range of different lifestyles.

The bungalow is set in approximately half an acre of land, where the potential is clear to see. If you are looking for a home in which to incorporate a business or just like the idea of having plenty of space around you this could be just the ticket. Behind the double garage is an area currently laid to hardstanding and previously the owners had planning permission to add a commercial unit.

The property internally offers ample accommodation that is all light and airy and well presented.

There is so much space to play with on this gem of a property, one you simply must view to appreciate what's on offer!

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

£365,000 Freehold



LOCATION

The property is situated on the very outskirts of the village of Henstridge which offers a village shop with post office facilities, primary school, quaint church, two pubs, an Indian restaurant, and recreational ground with village hall. The property is situated within close access to the A30 and is a short drive from Stalbridge which sits on the edge of the Blackmore Vale and has a larger selection of amenities. Bus Routes run through the village to the surrounding towns of Wincanton and Yeovil. The nearest train stations are Templecombe (circa 4m) and Sherborne (circa 8m) which run on the London Waterloo to Exeter St Davids line.



Utility Room 1.75m (5'8") x 1.33m (4'4")

Fitted with base and wall units. Oil central heating boiler. Integral washing machine. Double glazed window to rear and PVC double glazed door to side.

Shower Room 1.97m (6'5") x 1.60m (5'2")

White suite comprising of low level WC, pedestal wash hand basin and a shower cubicle with mixer shower. Partially tiled to splash prone areas. Extractor fan. Obscure double glazed window to rear. Radiator. Ceiling light point. Coving to ceiling.

Inner Hall

Stairs rise to first floor. Electric RCD unit. Alarm control unit. Under stairs cupboard. Door into:

Bedroom One 3.22m (10'6") x 3.00m (9'10")

Double glazed window to the side overlooking the neighbouring field. Built in cupboard with sliding mirrored doors. Radiator. Ceiling light point. Coving to ceiling. TV point. Door into:

Ensuite 1.96m (6'5") x 1.40m (4'7")

Suite fitted with a low level WC, pedestal wash hand basin and bath. Partially tiled to splash prone areas. Extractor fan. Obscure double glazed window to rear. Radiator. Ceiling light point.

ACCOMMODATION

GROUND FLOOR

PVC double glazed door and window into:

Entrance Hall:

Wooden and glazed double doors leading into living room and dining room. Doors into kitchen, shower room and inner hall. Two Radiators. Coving to ceiling. Two Ceiling light points.

Lounge 6.06m (19'10") x 3.90m (12'9")

Double glazed window overlooking the front garden. Radiator. Coving to ceiling. Ceiling light point. TV point. Double glazed double doors leading into:



Conservatory 4.55m (14'11") max x 3.65m (11'11") max

Of PVC construction and fully double glazed. French doors leading to the garden. Radiator. Ceiling fan light. TV point.

Dining Room 3.61m (11'10") x 3.32m (10'10")

Double glazed window overlooking the front garden. Radiator. Coving to ceiling. Ceiling light point.

Kitchen/Diner 4.72m (15'5") x 3.17m (10'4")

Fitted with a range of modern wall, base and drawer units with worktop over, and one and a half stainless steel sink and drainer unit inset and tiling to splash prone areas. Four ring gas hob (powered by bottled calor gas) with cooker hood and integral electric eye level oven. Integral dishwasher. Space and power for American style fridge freezer. Double-glazed window overlooking the rear garden and French doors to the side leading to the front garden. Radiator. Spotlights. Coving to ceiling. TV point. Opening into:

FIRST FLOOR

Landing

Doors into bedrooms and bathroom. Double glazed windows to rear and side. Ceiling light point. Eaves storage.

Bedroom Two 5.22m (17'1") max x 4.12m (13'5") max

Double glazed skylight overlooking the rear garden and surrounding area. Double glazed window to front. Radiator. Two ceiling light points. Walk in wardrobe with an area blocked off that houses the pressurised hot water tank.



Bedroom Three 3.86m (12'7") x 2.39m (7'10")

Double glazed skylight overlooking the rear of the property. Radiator. Ceiling light point. Eaves storage.



Bathroom 2.38m (7'9") x 2.36m (7'8")

White suite fitted with a low level WC, pedestal wash hand basin and bath with mixer shower attachment. Partially tiled to splash prone areas. Extractor fan. Shaver point. Radiator and heated towel rail. Double glazed skylight to the rear. Ceiling light point.



HARDINGS BUNGALOW, BOWBRIDGE, HENSTRIDGE, BA8 0TF



OUTSIDE

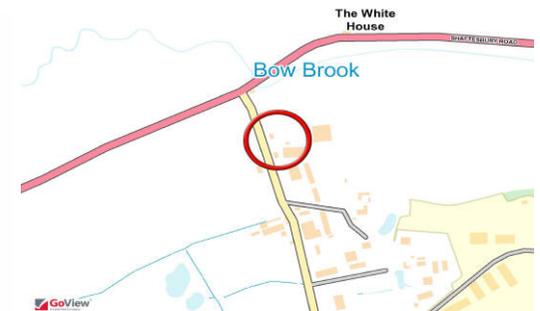
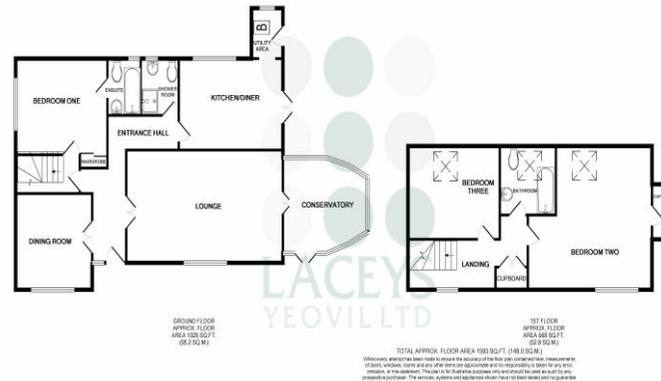
The property sits in approximately half an acre of versatile land that surrounds the property. Currently with a large hardstanding area, tarmac drive providing ample off road parking and the rest is laid to lawn with a selection of mature trees and shrubs. The oil and septic tanks are situated in the rear garden and it is enclosed by fencing, a low level wall and hedgerows. There is so much space to play with here, and given the previous planning permission and location, there is a wealth of potential opportunities subject to obtaining the necessary Local Authority consents.

Double Garage 10.14m (33'3") max x 5.81m (19'0") max

Two up and over doors lead into the garage. There is a private store area to the rear, light and power and a window to the side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DIRECTIONS

Taking the A30 east out of Yeovil, follow the road through Sherborne, Osborne and Milborne Port before reaching Henstridge. At the cross roads, go straight across, remaining on the A30 for approximately 1.6 miles. At the sign for Henstridge, Gibbs Marsh and Stalbridge Trading Estates turn right. Follow the road for a short distance, on the left hand side there will be sign and turning into Hardings Business Centre. After turning in, the property can be found on the left hand side, with wooden fencing and a five bar wooden gate into the drive.

12-14 Hendford, Yeovil, Somerset BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk

Printed By Stewart Digital 2 | www.sdtwo.com

Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.