



School View, Ston Easton, Radstock, BA3 4DJ

Guide Price £300,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled in the charming village of Ston Easton, this semi-detached property boasts a rich history dating back to 1957 and now extended, offers 106 square meters of living space. The welcoming entrance hall leads to a stunning kitchen/family room with a well-appointed kitchen featuring an island and a warming log burner. A Utility/Boot Room needed for country living and relaxing living room for cosy nights in by the log burner. Upstairs, three double bedrooms provide serene rural views. Relax in the well-finished bathroom or enjoy the enclosed rear garden with a lawn, patio, and wooden shed. The village offers a tranquil setting with a children's park and tennis courts, ideal for outdoor activities. Explore the nearby countryside with picturesque walks to Clapton and beyond. Experience the peaceful ambiance of this hidden gem in the heart of Somerset.





Entrance Hall

0m x 0m (0'0" x 0'0")

Door to the front aspect with double glazing, stairs to the first floor, cupboard with the consumer unit and electric meter. Finished with laminate flooring.

Kitchen/Family Room

6.22m max x 5.17m max(20'4" x 16'11")

Double glazed windows to the front and side aspects with a single glazed window to the utility room and a stable door. A range of wall and base units with tiled splash backs, one & half bowl sink unit with mixer tap and wooden work surfaces, including an island. There is an integral fridge/freezer and dishwasher, space for a range style cooker and washing machine. Further into the room is an under stairs storage cupboard, recessed spot lights, a fire place with wooden beam over, stone hearth and a log burner that also serves the living room, radiator and porcelain tiled flooring.



Living Room

4.67m x 3.33m (15'3" x 10'11")

Double glazed window to the rear aspect with a fire place with a wooden beam over stone hearth and log burner that also serves the kitchen/family room, radiator, fitted shelving and a television aerial plus True speed broad band point.



Utility Room

3.84m x 2.03m (12'7" x 6'7")

Double glazed stable door to the side aspect with double glazed windows to the side and rear aspects, oak timber frame, radiator, fitted storage space, wooden work surface, space for a tumble dryer and a tiled flooring.

Landing

Double glazed window to the front aspect, dado rail, airing cupboard with a wall mounted Glow worm boiler and shelving.

Bedroom One

4.67m x 3.33m (15'3" x 10'11")

Double glazed windows to the side and rear aspects, radiator, fitted four door wardrobes, television aerial and varnished floorboards.



Bedroom Two

3.39m x 2.27m (11'1" x 7'5")

Double glazed window to the rear aspect and a radiator.

Bedroom Three

3.36m x 2.55m (11'0" x 8'4")

Double glazed window to the side aspect, radiator, work bench and shelving over.

Bathroom

2.69m x 1.7m (8'9" x 5'6")

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, dado rail, wooden wall panels, chrome towel radiator and a tiled flooring. There is a three piece suite comprising a vanity unit with circular wash hand basin, low level WC and a bath with a shower attachment, shower screen and an electronic shower over.



Rear Garden

14.28m x 8.97m (46'10" x 29'5")

Enclosed by wooden feather edge fencing and a side access gate to the driveway. Laid to a level lawn with a large patio area, wood store, outside lights and a water tap. There is a wooden shed measuring 3.52m x 2.26m included also.

Driveway

Directly behind the back gate is a parking area, laid to tarmac that provides parking for two cars. This is accessed via the lane along from the property.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

