

gth



3 Old Forge Court, Limington, Somerset

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3 Old Forge Court Limington, Somerset, BA22 8FL

Crewkerne 5 miles; Yeovil 4 miles; Ilminster 12 miles

A superb modern home, recently built by outstanding local builders R.E. Pearce Properties, offering superb accommodation, attractive rear and side gardens, double garage and ample off-road parking.

Asking Price £545,000

Description

3 Old Forge Court is located within an exclusive development of five luxury homes, built by local builders, R.E. Pearce Properties, completed in 2020. The property offers stunning accommodation throughout, a superb rear garden, and large double garage. The property is finished to the highest standard throughout, benefiting from underfloor heating to the ground floor independently controllable in each room.

The property is accessed via a double glazed door to the front, leading to the light and spacious entrance hall, with oak flooring, large double glazed windows to the front offering ample natural



light and wall mounted controls for the intruder alarm and Mechanical Ventilation and Heat Recovery System (MVHR). This feature provides filtered air throughout the property, removing pollutants, allergens and moisture and reusing heat to pre-heat fresh air coming into the building. To the right of the entrance is a cloakroom, with oak floor continued from the entrance hall, fitted with low level WC and a cloakroom basin.

To the rear is the superb kitchen/diner, fitted with oak flooring and with double glazed French doors to the rear leading to the garden. The kitchen is fitted to a superb standard with a range of wall and base units with quartz worktops and tiled splashbacks over, one and a half sink with routed drainer, induction hob with chimney-style hood over, double electric oven, integrated fridge/freezer and larder cupboard. Adjacent to the kitchen is the large utility room, fitted with base units with worktops and tiled splashbacks over, space and plumbing for a washing machine and tumble dryer and with a

double glazed door to the side leading to the side garden.

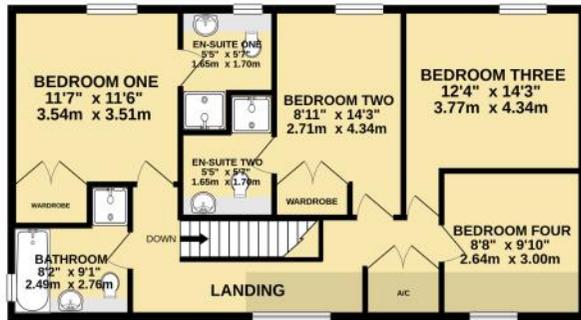
Also to the rear of the house is the spacious living room, carpeted and benefiting from double-glazed French doors to the rear.

Completing the ground floor is a study to the front of the house, carpeted and offering an ideal work from home space.

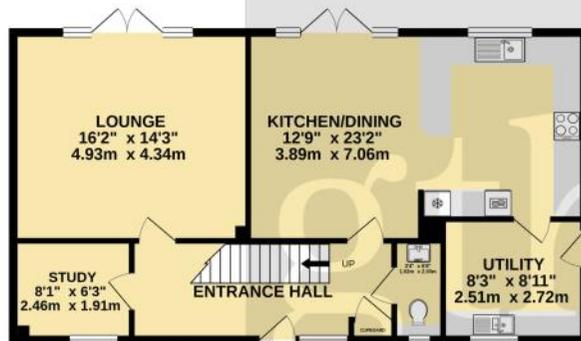
Stairs from the entrance hall lead to the light and spacious, galleried first floor landing offering views to the front of the house through large double-glazed windows to and fitted with a large airing cupboard.

To the first floor are four generous bedrooms, two with ensuite and a family bathroom. The master bedroom to the rear is a fantastic room, carpeted and benefiting from a deep fitted wardrobe and large ensuite shower room, fully tiled with a suite of hand basin within a vanity unit with WC and shower cubicle with both hose and

1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



GROUND FLOOR
1256 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 2079 sq.ft. (193.2 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
Very energy efficient - lower running costs			
(92-)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

drinker heads.

Bedroom two, also to the rear benefits from carpeted flooring, a fitted wardrobe and a further ensuite fully tiled with shower cubicle, basin and low level WC.

Bedrooms three and four are both carpeted and presented with neutral décor.

The family bathroom has been fitted to a high standard, fully tiled and benefiting from a suite of bath with mixer taps, vanity unit with basin and WC as well as a shower cubicle.

Outside

To the front of the house is a generous area of block paved driveway, offering parking for 3 or more cars, adjacent to the double garage.

The double garage is significantly larger than standard size, with two electric doors, lighting, power and eaves storage space as well as a personnel door to the side.

The rear garden is a large space, mostly laid to lawn, with attractive planted borders and some recently planted young trees. To the immediate rear of the house is a generous area of patio, and to the side is a further area of garden, south facing, offering a fantastic sun trap.

Situation

Limington is an attractive village located close to the market town of Ilchester and the village of Yeovilton. Limington offers a historic church and the Lamb & Lark Inn public house, a popular spot for dining, attracting guests from far and wide and with a well attended local drinks club. Ilchester offers three pubs, an Italian restaurant, take-away and hotel facilities, as well as a local shop, garage (with Post Office) and car wash. The larger commercial centre of Yeovil provides an excellent range of facilities and amenities and a mainline train service to London Waterloo. Castle Cary (7 miles) has a mainline railway station to London/Paddington. There are excellent road links; the A303, the can easily be reached via Ilchester and the M5 (junction 25) can be accessed at Taunton.

Services & Outgoings

We understand that mains electricity, water and drainage are connected to the property. Heating and hot water via an air source heat pump.

South Somerset District Council - Band F.

Directions

From Yeovil, take the A37 in a northerly direction towards Ilchester and on entering Ilchester take the second right hand turning signposted Limington. On entering the village continue for half a mile where Old Forge Court is on the left hand side, just before a ninety degree bend in the road.

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Greenslade
Taylor Hunt



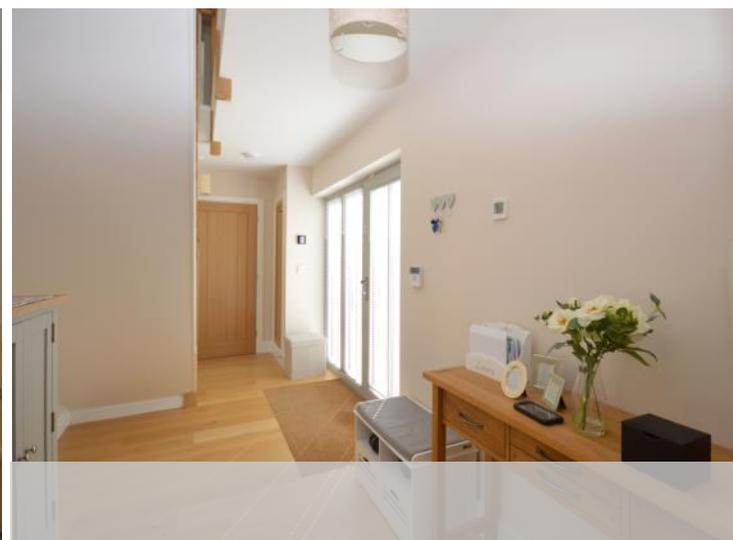
Viewing

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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