



DERBYSHIRE'S
— Estate Agents —

Bewley House Bulls Lane, Tatworth, Chard,
TA20 2SL



We are delighted to offer this superbly presented 4 bedroom detached property in a sought after village location. Bewley House was constructed in 2011 to a bespoke design by respected local builders to a particularly high standard incorporating high quality joinery and fittings,. It has subsequently been considerably enhanced by the owners both decoratively and importantly in terms of energy efficiency which makes this a particularly economical property to run. Accommodation briefly comprises dual aspect lounge, Kitchen/breakfast room, dining room, utility, cloakroom, conservatory, 4 generous double bedrooms, (master en-suite) family bathroom. Outside there is a detached double garage, driveway parking for 2/3 cars and private mature gardens to the rear .

The property is approached over a small (no through) lane serving just a handful of properties, with Bewley House being situated at the end .The lane opens on to a large gravelled parking and turning area serving Bewley House and its neighbouring property of similar design and construction.

Agents note : this is a particularly energy efficient property with 2.8Kw solar panels to the garage and a further 5.8kw to the main roof. The current owners enjoy a positive surplus in terms of the electricity produced by the panels including running an electric car!

Mains gas , electric , water and drainage .EPC rating A



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	100	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					
				EU Directive 2002/91/EC	
					

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£695,000

LOUNGE

Lounge : (6.35m x 4.96m) a spacious dual aspect room, with window to the front and patio doors to the rear, underfloor heating, feature fireplace with marble surround housing remote controlled coal effect electric fire.

DINING ROOM

Dining Room: (4.35m X 3.94m) , underfloor heating, window to rear, patio doors to garden .

CLOAKROOM

Cloakroom: Well appointed cloakroom with wall hung basin, low level WC and corner shower.

KITCHEN

Kitchen/ Breakfast room : (4.74 x 4.89m) a well designed kitchen with a range of fully fitted shaker style base and wall units finished in cream with solid wood worktops, incorporating, Rangemaster Stove, integrated Fridge freezer, (plus space for an additional free standing fridge freezer) dishwasher, wine cooler, recycling bin. Underfloor heating with Hickory engineered wooden floor .Windows to front and side. part glazed door leading to :

UTILITY ROOM

Utility room (2.5m x 1.5M) range of units matching kitchen, incorporating 1 & ½ bowl sink, space and plumbing for washing machine and dryer, gas fired combi boiler. Glazed door opening to

CONSERVATORY

Conservatory(3.24m x 2.6m), glazed to side and rear with door opening onto garden, terracotta tiled floor, range of storage units and housing inverter and 10KW battery for solar electric system.

MASTER BEDROOM

Bedroom 1 (4.96m x 4.13m) window to front, quality range of fitted wardrobes & drawers, range of sockets and TV point, radiator. Door to En-suite shower room with thermostatic shower, pedestal basin, low level WC and heated towel rail.

BEDROOM 2

Bedroom 2 (4.35m x 3.84m) window to side, radiator range of fitted wardrobes.

BEDROOM 3

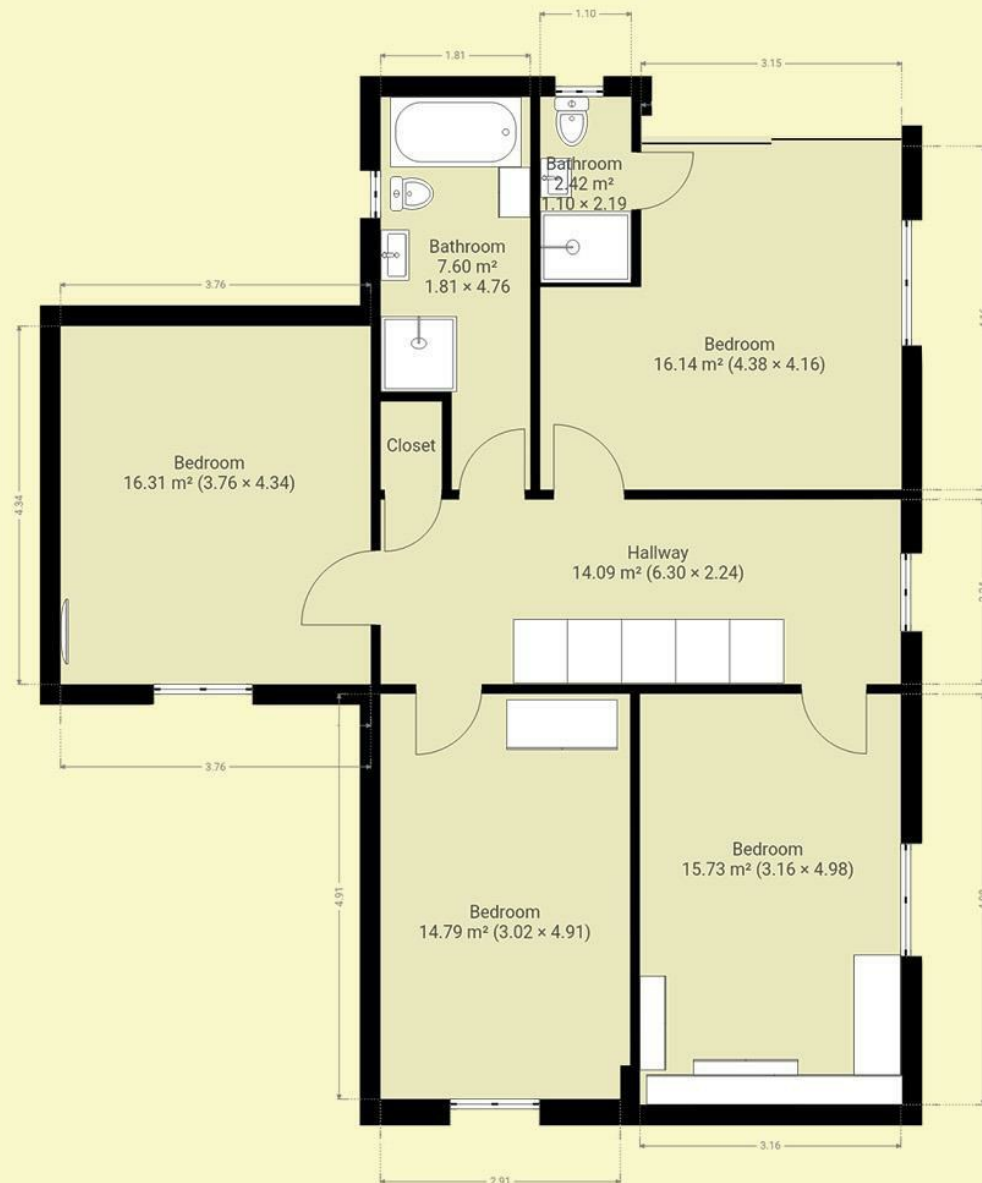
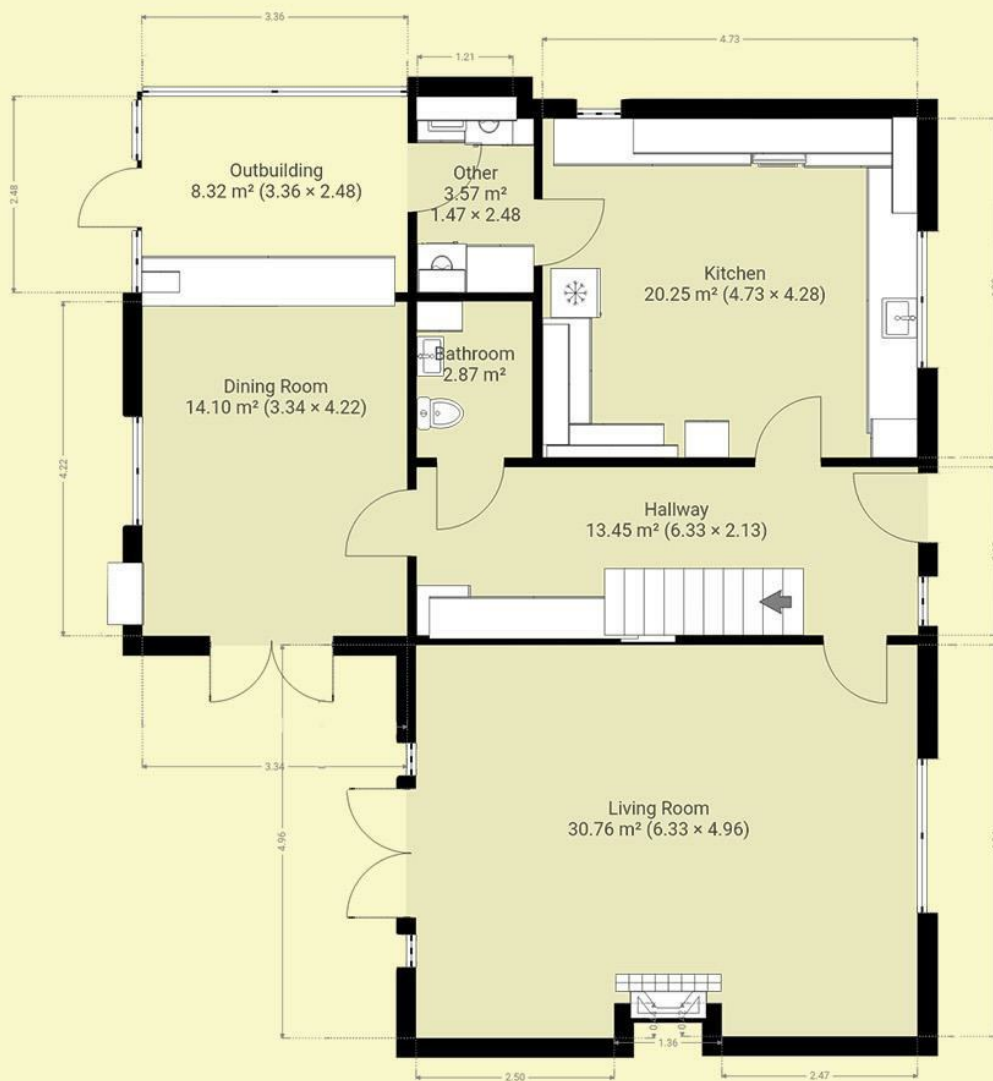
(4.96m x 3.12m) window to front, radiator, fitted double wardrobes.

BEDROOM 4/STUDY

(4.96m x 3.12m) currently used as a study and fully fitted with a range of book shelves, display cabinets and built in desk. Window to the front, radiator, range of sockets and TV point.

FAMILY BATHROOM

Fitted suite including bath, shower cubicle, wash basin and toilet



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Directions -





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