



**Southville**

| Winsford | Somerset | TA24 7JQ

**Seddons**

An attractive three double bedroom village home, offered in excellent order throughout with large reception rooms, beautiful gardens and stunning views over the River Exe Valley.

Entrance Hall

Kitchen/Breakfast Room

Utility Room

Sitting Room with Multi Fuel Stove

Dining area with French doors to garden

3 Double Bedrooms (all en suite)

Study

Beautiful Gardens with pond

Large South facing patio

Workshop & Parking

**Price**

**Guide Price £450,000**





'Southville' is an attractive semi detached village house overlooking the Exmoor village of Winsford, with superb views from the property to the south, east and west, which are second to none. The property has been extended and improved by the present owner over the last few years and is being sold with no onward chain. The large kitchen/breakfast room has a range of base units, a top of the range cooker, kitchen island and butlers sink. The utility room has a larder and a built in coat cupboard, with access to the guest suite (bedroom three and en suite) on the ground floor. The sitting room is light and spacious with a multi fuel stove and a bay window which over looks the wonderful gardens. The dining area to the far end has French doors leading out onto a south facing raised patio area. Upstairs are a further two bedrooms, both en suite, and a study. There is driveway parking for two/three cars and a large workshop with electric doors. The gardens to Southville are immaculate, having being landscaped with a large patio area to take in the fantastic views over the village. The pond is teeming with fish and aquatic life with a water cleansing system. The central lawn is surrounded by deep planted beds which has been laid out with great imagination to offer year round colour and interest.



## SOUTHVILLE, WINSFORD, SOMERSET

For illustration only, not to scale



### Directions

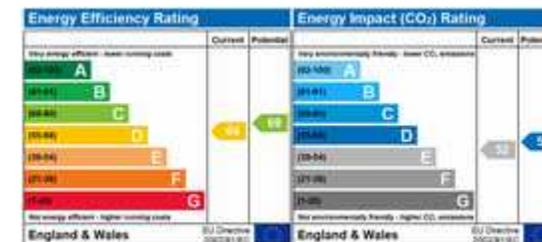
From Dulverton proceed to Winsford. On entering the village cross through the small ford and take the next right turning up the small lane. Follow to the top and take the right hand bend. The entrance to the property is found on the right hand side.

### Utilities

Mains water, drainage and electricity. Oil fired central heating.

### Council Tax

Band D



### Dulverton

01398 324488

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### Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.