





£345,000

To View:

Holland & Odam
3 Farm Road, Street, Somerset
BA16 0BJ

01458 841411
street@hollandandodam.co.uk



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1



2

Energy
Rating **D**

Council Tax Band **C**



Services

Mains electric, water and drainage are connected. Air source heat pump providing hot water and central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Location

The village of Catcott is nestled in the picturesque Polden Hills between the well served centres of Street and Bridgwater. This most sought-after village is known and appreciated for its excellent community spirit, friendly church circle and local amenities, including a highly regarded primary school, church, two public houses and a super village hall shared with the neighbouring village of Edington with events such as Pics in the Sticks. Edington also has a Doctors surgery and supermarket, which is less than a mile away. The thriving town of Street just 6.5 miles offering a good range of facilities including Strode College, Strode Theatre, both indoor and open-air swimming pools and shopping outlet Clarks Village. Catcott is 29m from Bristol International Airport, 37m from the City of Bristol and 22m from the County Town of Taunton.

Description

This attractive and well-established semi-detached house sits in the highly sought-after village of Catcott and offers a fantastic opportunity to acquire a comfortable and spacious home ideal those seeking a peaceful and rural lifestyle, whilst still being within easy reach of local amenities and M5 transport links. Boasting scope to extend (subject to planning permission and necessary consents) without compromising the ample parking and lovely gardens.

Upon entering the property, you are greeted in a porch and hallway together providing plenty of space for shoes and coats. Doors lead to a cloakroom, kitchen and sitting/dining room, a light and spacious 'L' shaped room featuring a multi-fuel fire, creating a warm and inviting atmosphere, from the dining area you can access the kitchen and a conservatory, a fantastic addition providing additional living space and is perfect for enjoying the garden views all year round. The kitchen is well-equipped and functional, fitted with a range of base, wall and drawer units, worktop space incorporating a breakfast bar, sink unit, built-in appliances including a double oven, hob, dishwasher and washing machine with space for a tall fridge/freezer and cupboard providing ample storage.

The first floor comprises a large landing, three double bedrooms; two of which have built-in wardrobes, and a stylish family bathroom. The bedrooms offer plenty of space and natural light, with bedrooms two and three also enjoying lovely views to the rear.

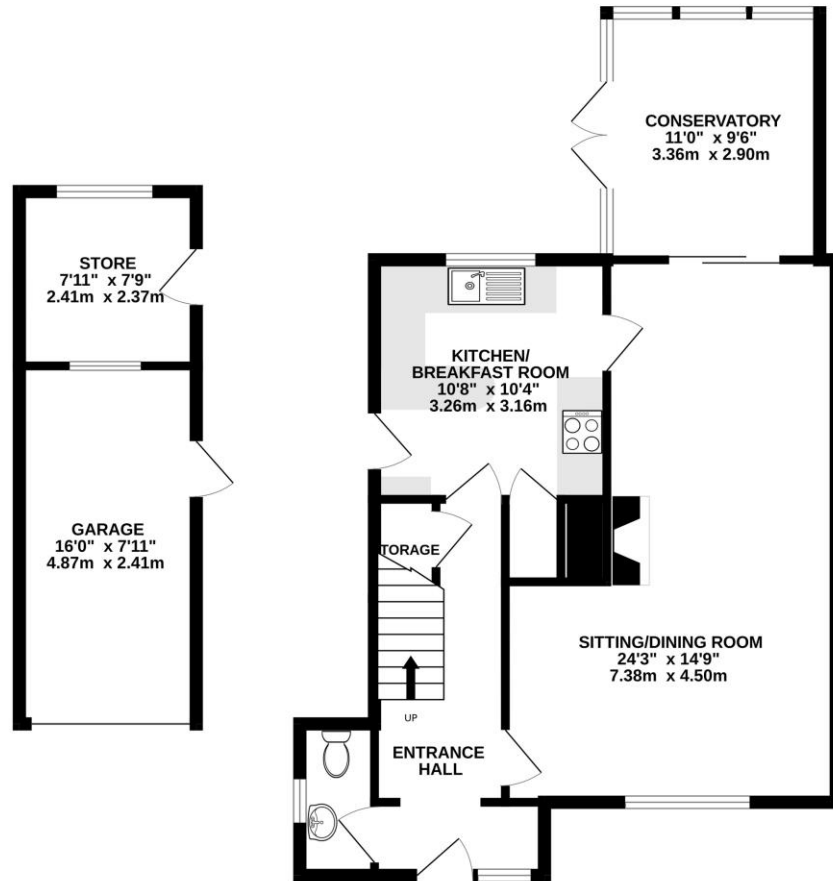
Outside, the property benefits from a well-maintained front garden, with lawn, attractive borders and ample off-road parking. There is also a garage and useful store, providing power, light and excellent storage space. The rear garden is a real highlight, with a south-west facing aspect and lovely views over farmland. The garden comprises a large patio, lawn, established and well-stocked shrub and flowering borders, small pond, shed and vegetable plot, providing ample space to enjoy the outdoors and entertain guests.

Directions

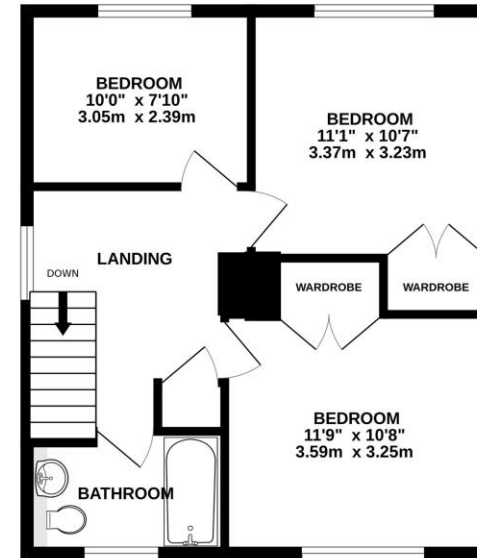
From Street take the A39 towards the motorway passing through the villages of Walton and Ashcott. After approximately 5 miles turn right signposted to Catcott. On reaching the crossroads, King William Inn opposite, continue straight over into King William Road. Number 14 is located on your left hand side.



GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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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