



£239,950

*At a glance...*



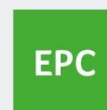
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**holland  
& odam**

6 Old School Close  
Ashcott  
Somerset  
TA7 9RA

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From Street take the A39 towards Bridgwater. Pass through the village of Walton and continue on into Ashcott. Pass the Ashcott Inn on your left hand side and continue a short distance taking the second right turn into High Street. Turn left into School Hill and immediately left into Old School Close where the property will be identified towards the end of the cul-de-sac on the left hand side.

## Services

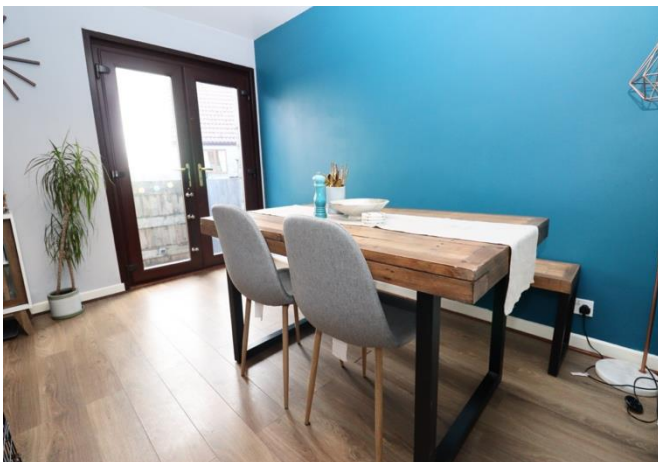
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, two inns at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington)

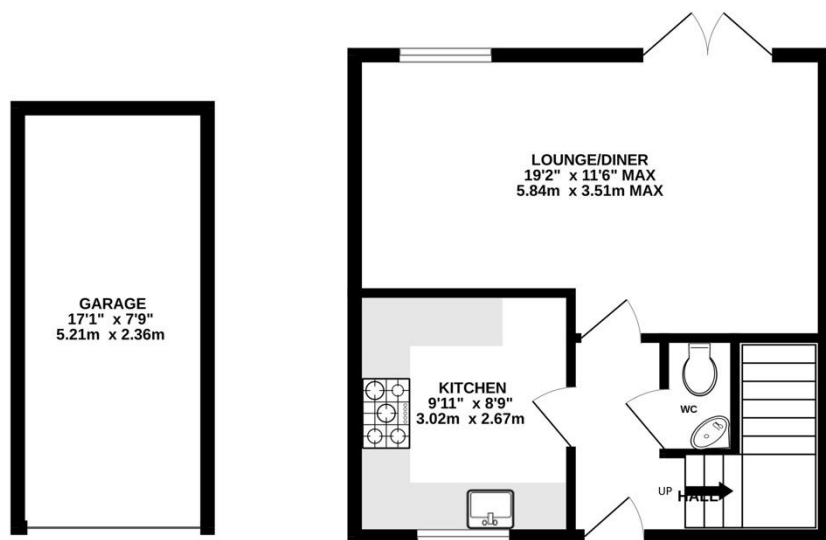
## Insight

A delightful three-bedroom mid-terrace family home occupying a desirable end of cul-de-sac position in the sought after Polden village of Ashcott.

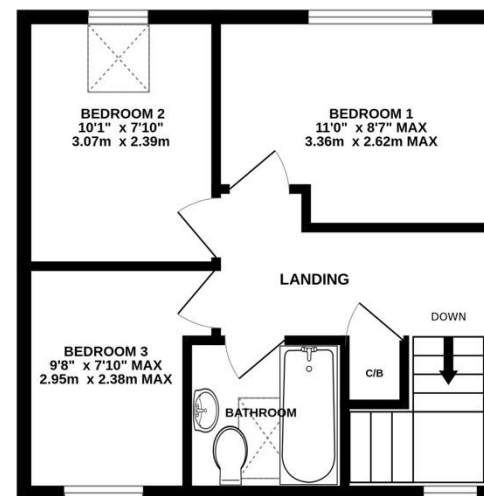
- Enjoying a spacious lounge/diner which runs the full width of the property, with ample space for both living room and dining furniture. Here French doors open out onto the courtyard garden.
- Well-appointed country style kitchen which has been fitted with a range of wall, base and drawer units, solid wood worktop surface, Belfast sink and space for a range style cooker and freestanding appliances.
- Boasting three well-proportioned double bedrooms with space for freestanding furniture.
- The property is serviced by the modern family bathroom which comprises panelled bath with shower over, wash basin and WC. On the ground floor there is also a handy cloakroom with hand basin and WC
- Low maintenance courtyard garden to the rear is fully enclosed by timber panelled fencing and is perfect for al fresco dining, enjoying the sunny southerly aspect.
- The property benefits from a detached garage, which has been fitted with power, light and up and over door. There is parking for one vehicle in front of the garage.



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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**DISCLAIMER**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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