



£289,950

At a glance...



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**holland
& odam**

12 The Batch
Ashcott
Somerset
TA7 9PH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater passing through the village of Walton and into Ashcott. Shortly after passing the Ashcott Inn on your left hand side, turn right at the triangular green, continue straight ahead onto The Batch and the property will be located on the right handside and easily Identified by our For Sale board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

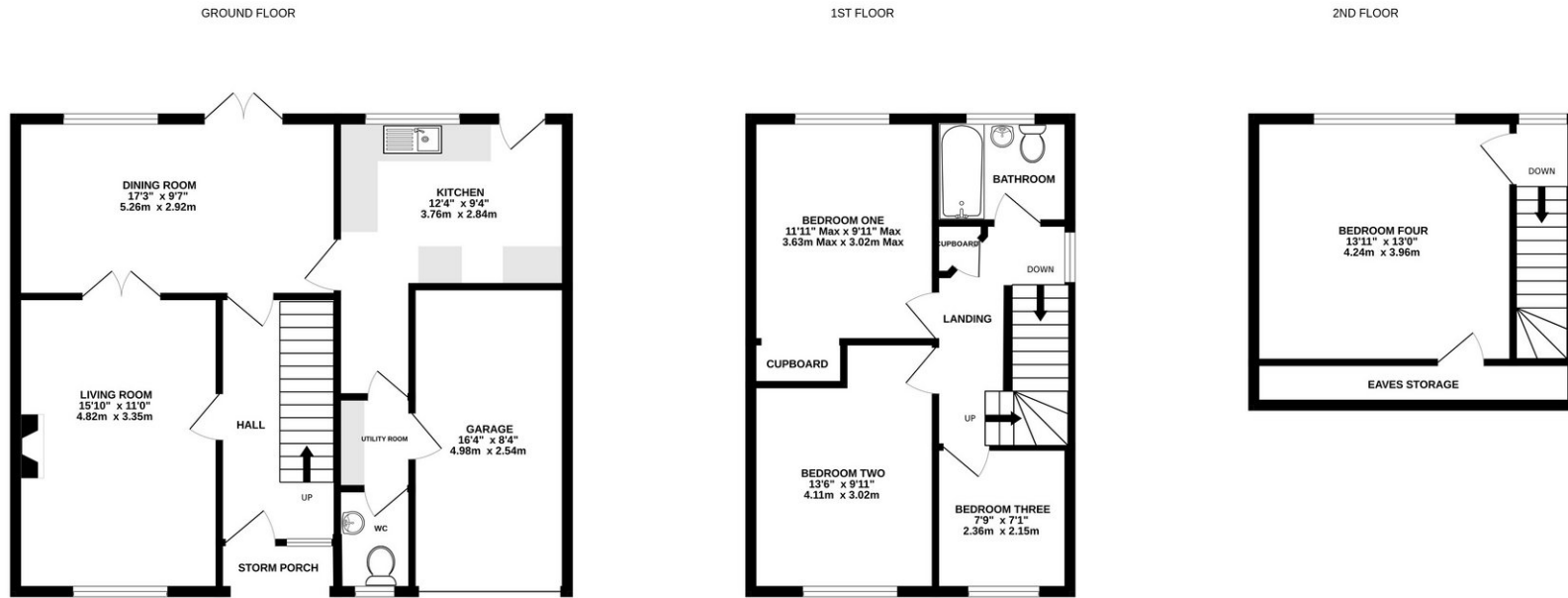
The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, 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, The Ashcott Inn, and active village hall.

Insight

We are pleased to bring to market this attractive and versatile semi-detached village home enjoying the benefit of spacious attic room with far reaching views. Neatly maintained and beautifully presented throughout affording comfortable living accommodation that is bright, airy, and generously proportioned. Viewing is advised to truly appreciate what's on offer.

- Enjoying a good-sized living room with large window to the front and decorative feature gas fireplace as the focal point of the room, double doors give access through to the dining room
- The dining room is a superb size, flooded with natural light and a perfect space for entertaining or enjoying family dinners with access through to the kitchen and French doors out to the garden
- Spacious well-appointed kitchen fitted with a comprehensive range of wall base and drawer units, ample worktop, breakfast bar and space for freestanding appliances
- A practical home offering a large entrance hall and landing, under stair storage, airing cupboard, downstairs cloakroom, utility room and garage.
- Affording three bedrooms; two of which would be considered generously proportioned doubles. All are serviced by the family bathroom comprising panelled bath with shower over, wash basin and WC
- The attic room truly is an excellent space, enjoying peace and quiet with far reaching views across the village and hills beyond.
- Enjoying an enclosed south facing garden with raised deck leading down to the split-level garden, which encompasses both lawn and gravel areas. A side gate gives access to the front of the property.
- To the front a lawn is retained by a stone wall and there is plenty of parking provided by the drive, gravel area and pull-in at the front of the property. Garage supplied with power and light.





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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