





£264,950

### To View:

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

01458 841411  
[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



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Energy  
Rating **C**

Council Tax Band C

### Services

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

### Local Authority

Sedgemoor District Council  
0300 3037800  
[sedgemoor.gov.uk](http://sedgemoor.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 15<sup>th</sup> century Church of All Saints. 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 (18m), Bridgwater 10m), Wells (11m) Bristol (31m), Bath (31m) and Exeter (55m). The M5 J23 (9m) and the A303 Podimore Junction (12m). Bristol International Airport is 23m and Castle Cary railway station (London Paddington) 15m.

## Description

This neatly presented three-bedroom property with garage is an exciting prospect for first time buyers, investors and professionals alike having been recently decorated throughout and offered for sale with no onward chain and vacant possession, occupying a central position in this popular Somerset village.

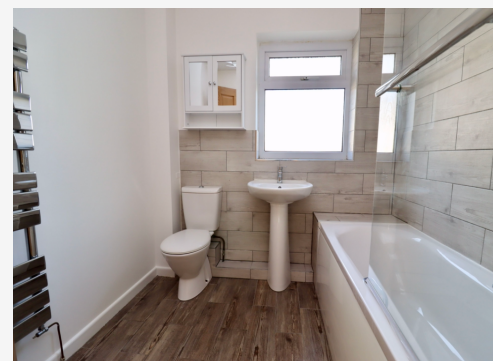
Leading from the front elevation you enter the property via a useful porch and into the entrance hall, stairs ascend to the first floor with utility cupboard beneath having plumbing for a washing machine and doors to the living room and kitchen. The living room is particularly spacious with a dual aspect to the front and rear, where there is plenty of room for both dining and lounge furniture, in the lounge area a wood burning stove set on a slate hearth makes the room warm and inviting and provides an attractive feature. From the dining area french doors give access to the garden and a door brings you into the kitchen. Attractively appointed with a range of shaker style base, wall and drawer units, solid oak worktops and built-in oven, hob, fridge/freezer and slimline dishwasher.

To the first floor there are three bedrooms; including two good sized double bedrooms and all have the advantage of built-in wardrobes. Serviced by an attractively appointed bathroom comprising panelled with shower over, wash basin, WC and chrome towel radiator.

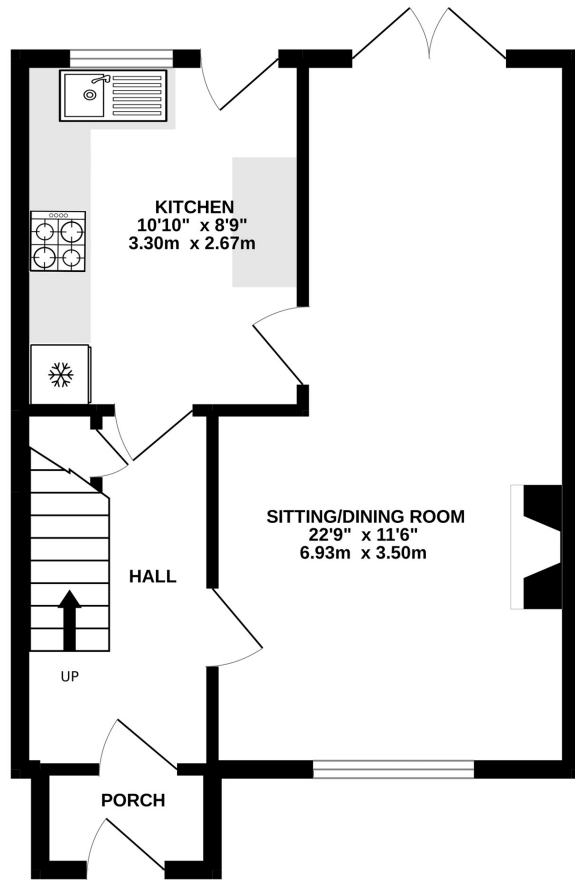
A low wall retains the front garden where a path leads up to the front porch and main entrance. The rear garden is fully enclosed and laid to lawn with a path leading to the foot of the garden where a shared path brings you to the garage (2nd one from the left in the block of 4) fitted with an up and over door. Vehicular access to the garages is approached via High View Drive.

## Directions

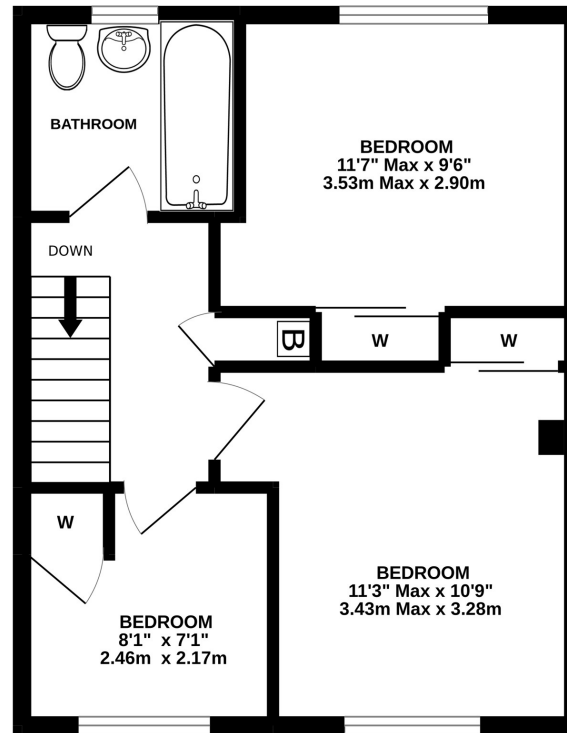
From Street take the A39 towards Bridgwater for approximately 3 miles, passing through the village of Walton and into Ashcott. Upon reaching the Ashcott Inn, turn immediately right into Middle street. Follow the road and upon reaching the 'T' junction with the High Street, turn left where the property will be identified on the right with a For sale board.



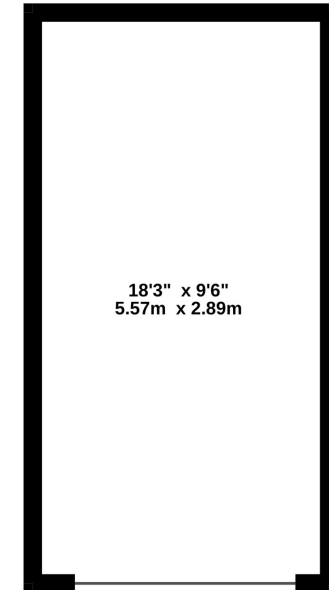
GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



GARAGE  
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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