



£300,000

At a glance...



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**holland
& odam**

18 Berhill
Ashcott
Somerset
TA7 9QN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater for approximately 2 miles. Upon reaching the Walton Gateway Inn, take the next left onto Bramble Hill. At the junction at the top of Bramble Hill, turn right onto Berhill and No 18 will be found after a short distance on the left hand side.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Situated on the edge of the delightful village of Ashcott (population c.1186) which 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, village pub, 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) 15miles.

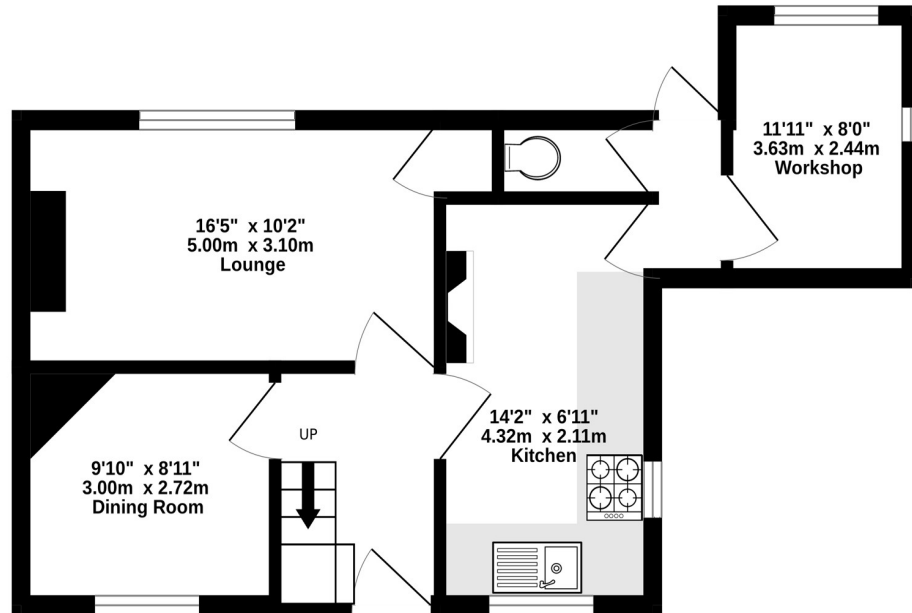
Insight

An appealing three bedroom semi-detached property in a countryside location, set in a generous well screened plot backing onto open farm land, with plenty of parking and space to extend STP. In addition to the three bedrooms, there are two reception rooms, ground floor WC, modern kitchen, first floor bathroom and a small adjoining workshop with further potential. NO ONWARD CHAIN

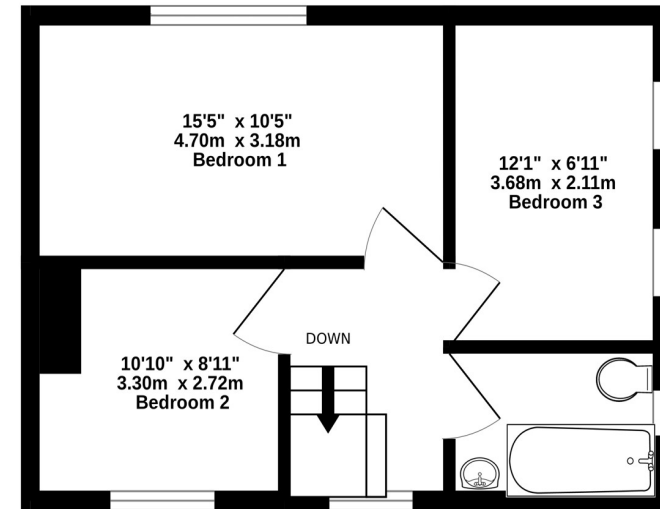
- Countryside setting with generous south facing rear garden, backing onto open fields and offering potential for extension STP and a blank canvas for a keen gardener.
- In addition to the good size principal bedroom with window overlooking the rear garden, is a further double and single bedroom all enjoying countryside views.
- Modern family bathroom with white suite, comprising bath with shower over, WC and pedestal wash basin, part tiled walls and window to the side.
- Two reception rooms with dining room to the front and good size lounge to the rear with a chimney breast and window overlooking the garden.
- Modern kitchen fitted with cream fronted shaker style wall and floor units with integral double oven and ceramic hob with space for a washing machine.
- Bonus of a ground floor WC and adjoining workshop with potential to convert to a home office, hobby room or third reception space.
- Double glazing and oil fired central heating with radiators throughout and floor standing boiler located in the built-in cupboard in the lounge.



GROUND FLOOR



1ST FLOOR



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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