





£309,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band C



Services

Mains electricity and water Private drainage (Septic tank). Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street proceed on the A39 towards Bridgwater, passing through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill and negotiate the sharp right hand bend and continue into the village. Take the third left into Lawn Lane and at the end of the road turn right onto Mill Lane, the property will then be found after short distance on the right hand side.

Description

Nestled in a peaceful country setting on the edge of a charming village, this attractive three-bedroom semi-detached home has been a much-loved family residence for many years. Boasting well-proportioned living accommodation throughout, it offers excellent potential to extend (subject to planning permission and necessary consents) and presents an ideal opportunity for those looking to create a larger family home. The property also features a beautifully manicured garden, garage and ample off-road parking.

The front door opens into a spacious entrance hall, setting the tone for the rest of the home. From here, doors lead off to the ground floor WC, sitting room and kitchen. The hallway also benefits from a useful under-stairs cupboard and an additional storage cupboard, perfect for coats, shoes and household essentials. The sitting room is a generous size, flooded with natural light from a large front-facing window. A feature fireplace creates a cosy focal point, making it an ideal room for relaxing or entertaining. A sliding door provides a seamless transition into the adjoining dining area. The dining area is well-positioned between the sitting room and kitchen, making it perfect for everyday meals or entertaining guests. Large windows draw in plenty of natural light, and the open-plan layout enhances the sense of space and flow throughout the ground floor. The kitchen is fitted with a range of wall, base and drawer units, providing ample storage and preparation space. There is room for a free standing cooker and under-counter appliances such as a dishwasher and washing machine. Here a door leads out to the rear garden, allowing easy access to outdoor dining and activities.

The first floor offers three double bedrooms, two of which are particularly well-proportioned and benefit from built-in wardrobe space, providing practical and convenient storage. All bedrooms are bright and airy, with large windows that allow natural light to pour in, enhancing the sense of space and comfort throughout. The fully tiled family shower room comprises a contemporary vanity unit housing a wash basin with storage below, WC, a heated towel rail and a generous shower enclosure ideal for modern family living.

Location

The property is situated in the desirable Polden Hill village of Shapwick which is set amidst scenic Somerset countryside. Primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street is within approximately 5 miles with its sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.





Beautifully landscaped and thoughtfully maintained, the rear garden offers a wonderful outdoor retreat. A spacious patio adjoining the kitchen provides the ideal setting for al fresco dining or relaxing with family and friends, framed by mature planting and colourful potted flowers. A generous lawn extends beyond, bordered by vibrant flower beds, established shrubs, climbing plants and a fruit tree, all combining to create a private and tranquil atmosphere. A greenhouse provides excellent space for keen gardeners, making this outdoor space as practical as it is picturesque.

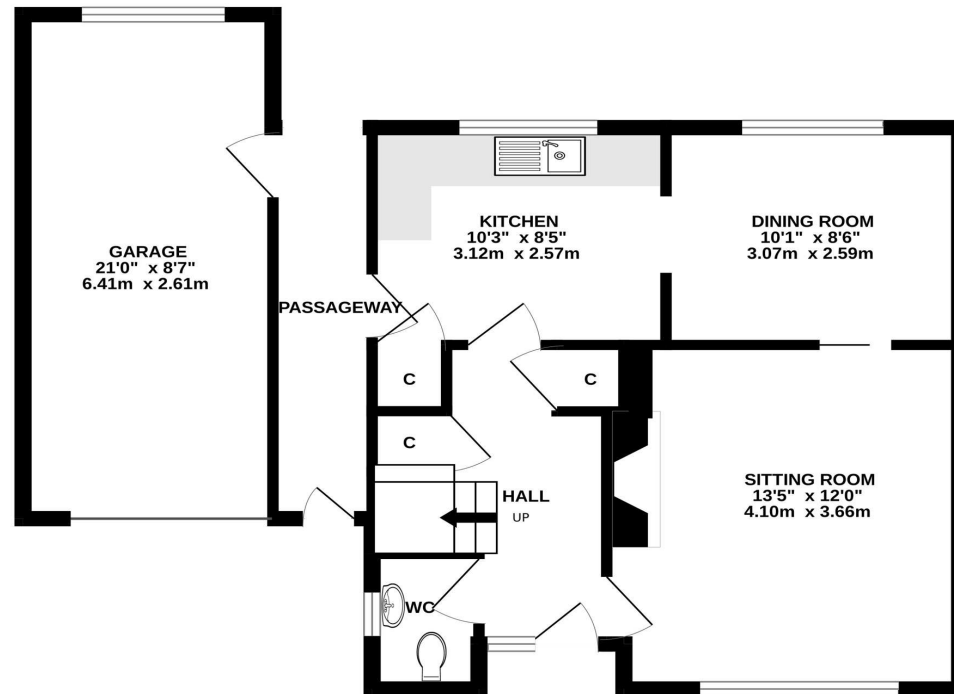
The front of the property features a well-kept lawn bordered by established shrubs and planting, creating an attractive and welcoming approach. A generous driveway provides ample off-road parking and leads to a single garage which has been fitted with an up and over door, power and light, offering both convenience and practicality.



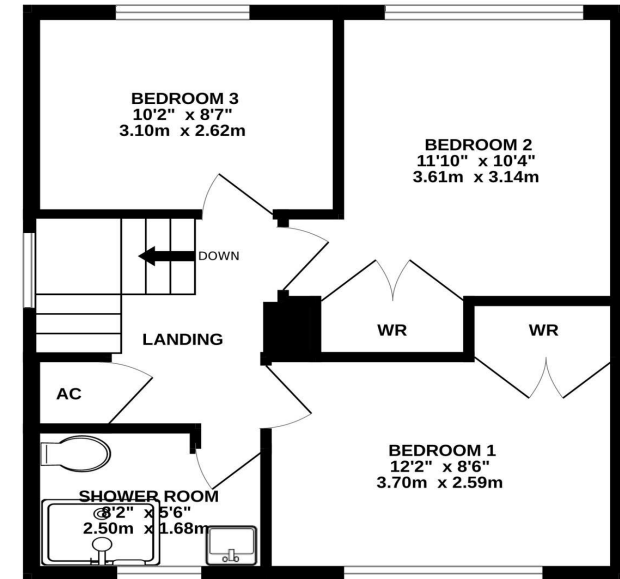
- Advantageously available with no onward chain and vacant possession.
- Quiet village location, the property enjoys fantastic views over open countryside and beyond, offering a peaceful setting with a strong sense of rural charm and space.
- A generous sitting room with a large front-facing window and feature fireplace, offering a bright and inviting space for everyday living or entertaining.
- Seamless connection between the sitting room, dining area and kitchen creating a practical and versatile layout, ideal for everyday living and entertaining.
- Three well-sized double bedrooms, two of which benefit from built-in wardrobes providing useful and accessible storage.
- Beautifully landscaped rear garden with patio, lawn, vibrant planting and greenhouse ideal for families or or keen gardeners alike.
- Attractive frontage with lawn, mature borders, ample driveway parking and a garage with power and light.



GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.6 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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