

- A mature detached village property occupying a sunny level plot
- Lounge to front with feature fireplace, separate dining room
- Roomy kitchen breakfast room, utility, ground floor shower room
- Three bedrooms, gas central heating and double glazing
- Staircase to loft room with connecting shower room
- Extensive private drive and level lawn garden. No onward chain



"A mature, detached village property which occupies an accessible level plot with ample parking and a garden appreciating a sunny southerly aspect."

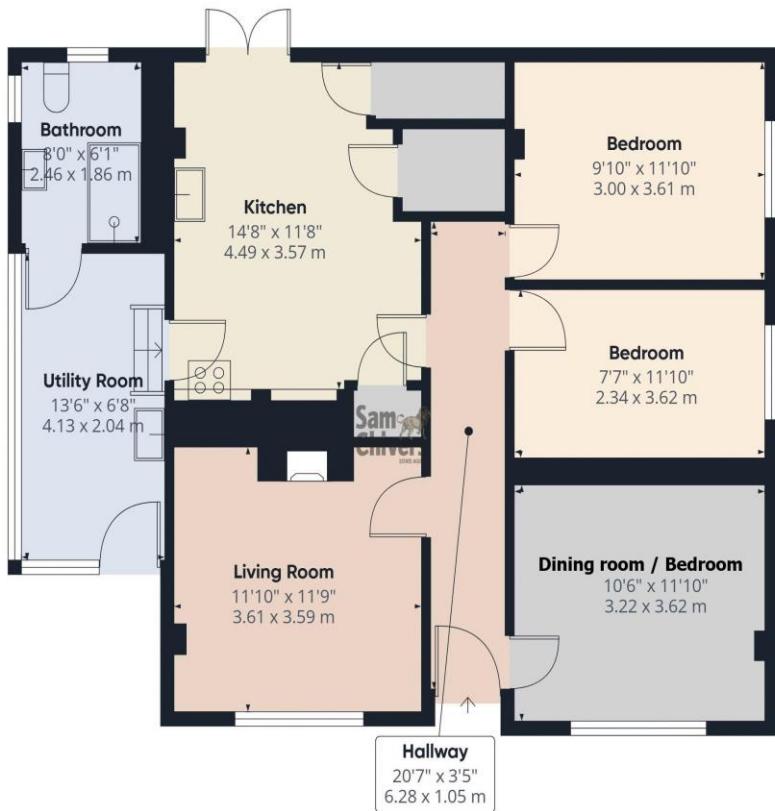
The accommodation comprises a central entrance hallway with doors to a lounge which overlooks the front garden and has a feature fireplace. A roomy kitchen breakfast room with a good range of fitted units, larder and deep understair cupboard, French doors onto the rear garden, door into separate utility room and shower room with walk in shower. Also from the main hallway is a dining room or bedroom, three further bedrooms two of which are doubles. From the kitchen a staircase rises to a good size loft room and connecting shower room. Mains gas central heating and double glazing. Outside to front is a level lawn garden with pathway to front door, utility room continuing to the left of the property into the garden.

Extensive private side drive, providing parking for several cars. To the rear there is a level lawn garden, with paved patio and gravelled path to a timber shed. The property enjoys easy access to open countryside and a village, regular public transport passes through the village. 6 miles from Shepton Mallet, 9 miles from Wells and 14 miles from Bath.

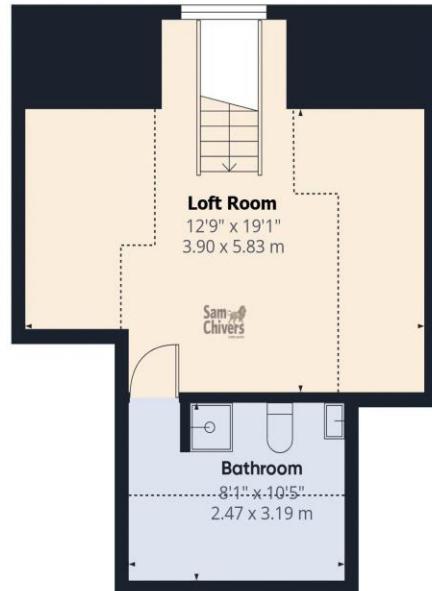
Offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** C.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1215 ft²
112.9 m²

Reduced headroom
154 ft²
14.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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