



£299,950

At a glance...



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**holland
& odam**

1 Woods Corner
Charlton Mackrell
Somerton
Somerset
TA11 6AF

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton, turn left onto Broad Street and take the second exit at the mini roundabout onto Horse Mill Lane. At the end of the road, turn left onto Lodge Hill, then take the next right onto B3153. Turn right onto Kingweston Road before turning left onto Peddles Lane. 1 Woods Corner is the first property on your left, there is parking spaces for the property to the rear.

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

Charlton Mackrell is part of 'The Charltons' which also includes the neighbouring village Charlton Adam. Together they offer a School, Church, Community Hall & Recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

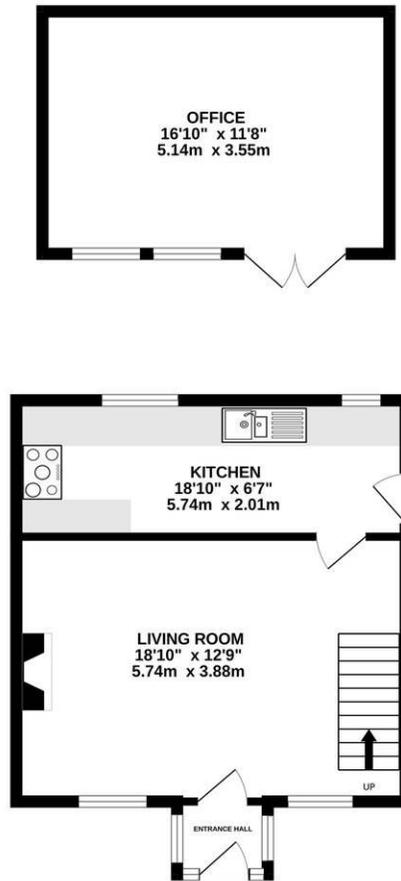
Insight

Situated in the heart of the picturesque village of Charlton Mackrell, this stunning semi-detached house offers a perfect blend of modern comfort and idyllic village living. The property features a living room, kitchen, two spacious bedrooms and a shower room. The house boasts well presented gardens to the front and rear taking in an East to West aspect ensuring sunlight can be enjoyed throughout the day. Currently used as a home office, the current owners have built a fully equipped outbuilding which enjoys the view of the rear elevation, it provides a space for productivity, creativity or a peaceful place to relax. There is off road parking for two cars to the rear of the property.

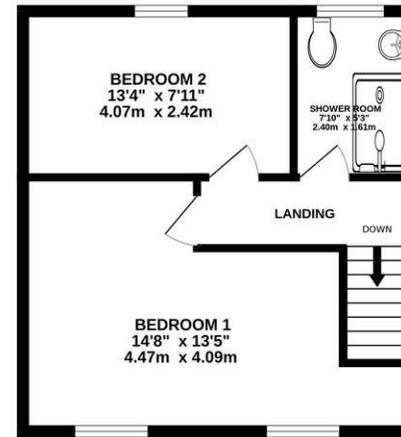
- Modernised by it's current owners this two bedroom semi detached home positioned in the village of Charlton Mackrell, is advantageously offered with no onward chain
- An entrance porch leads into the living room which boasts a fireplace with a multi fuel burner and with two windows with an outlook to the front allows for natural light to enter the room
- The original kitchen has been tastefully updated and is equipped with an induction hob, oven, plenty of storage and space for other appliances
- The first floor accommodation comprises two double bedrooms and a shower room which includes a spacious walk in shower, WC and hand wash basin
- To the rear is a well-appointed, spacious outbuilding allowing a lovely, quiet space to entertain, relax or even work whilst the room is flooded with natural sunlight
- The front garden is mostly laid to lawn with a patio area which is perfect for outdoor seating, the rear garden has a decking area with a hot tub (not included in sale price)



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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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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