



£525,000

At a glance...



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**holland
& odam**

Montana Lodge
West Lydford
Somerton
Somerset
TA11 6DS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane. Continue down the hill and turn left at the T Junction onto B3151 and first right onto B3153 towards Keinton Mandeville. Follow the road for approximately 5 miles and you will eventually enter the village. Continue on the B3153 through the village and the property can be found on your right hand side.

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

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

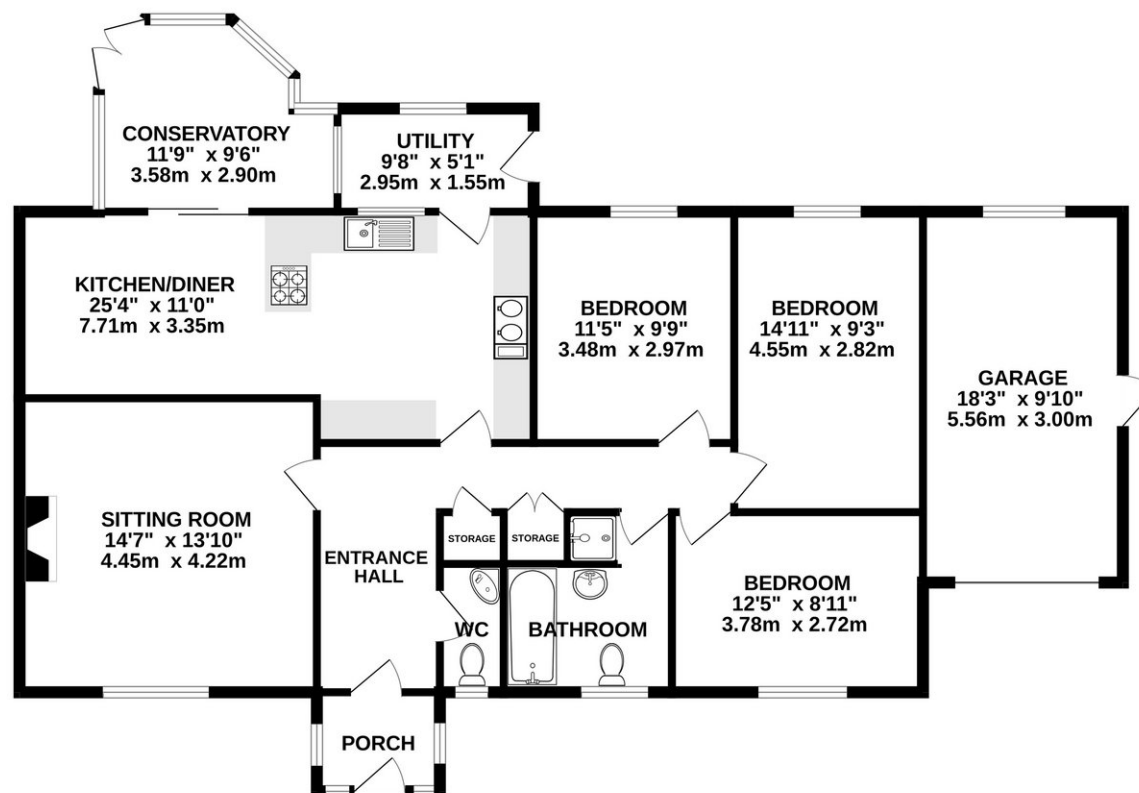
Insight

Situated on the outskirts of Keinton Mandeville, this spacious detached bungalow is offered with no onward chain. Set on a 0.2-acre plot, it is accessed via a newly fitted five-bar gate, leading to a freshly landscaped frontage and a newly laid driveway providing ample parking. To the side, a single garage with a remote roll-top door and pedestrian entrance offers secure storage or additional parking. The private, enclosed rear garden enjoys a desirable southerly aspect and has been recently re-levelled and re-turfed—perfect for gardening enthusiasts or as a family recreation space. Inside, the well-proportioned accommodation includes an oak-built storm porch leading into a welcoming entrance hall with ample storage and a modernised downstairs cloakroom. The versatile sitting room features a charming stone fireplace, while the newly renovated kitchen/diner flows seamlessly into a bright conservatory/summer room with double doors opening onto the garden. A convenient utility room complements the space, along with three double bedrooms serviced by a family bathroom. Mains gas, water, and electricity are connected.

- No onward chain
- Open-plan kitchen/diner
- Gated entrance
- Recently renovated throughout
- Enclosed garden
- Ample driveway/parking
- Single garage with remote roll top door
- Mains gas central heating



GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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