



£435,000

At a glance...



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**holland
& odam**

1 Chapel Close
Keinton Mandeville
Somerton
Somerset
TA11 6EY

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. Pass the Quarry Inn then turn right onto Queen Street then right again onto Chistles Lane. Keep right onto Irving Road then turn right onto Chapel Close and the property can be found immediately on your left 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

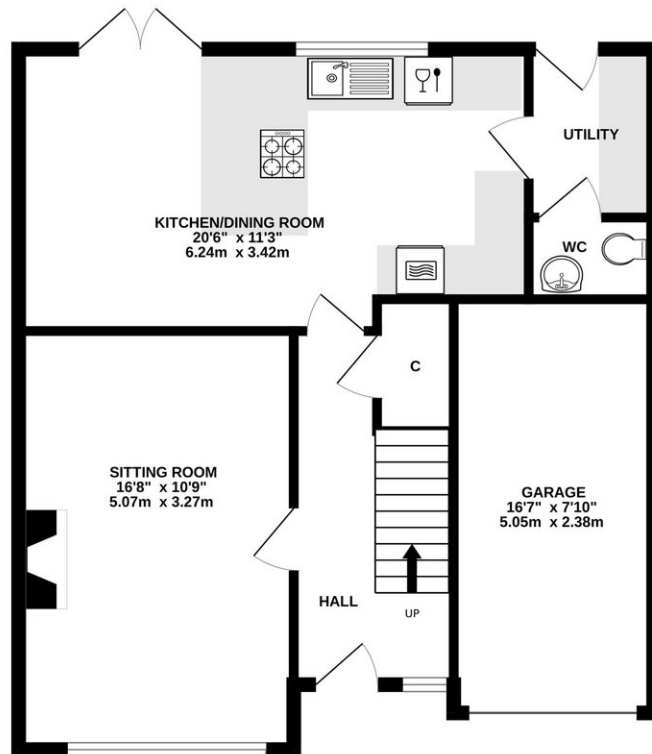
This beautifully maintained modern detached property offers spacious and stylish living, making it a perfect family home. Immaculately presented, it opens with a welcoming entrance hall leading to a bright living room, complete with a gas fireplace. At the heart of the home is a stunning, well-equipped kitchen featuring ample storage, built in appliances, a breakfast bar, and an open-plan dining area. Patio doors open to the fully enclosed rear garden, perfect for both everyday living and entertaining. A utility room and a downstairs WC add convenience to the ground floor. Upstairs, the property boasts a generous master bedroom with fitted wardrobes and a contemporary en-suite shower room. Three further spacious bedrooms provide flexibility for family, guests, or a home office, all serviced by a modern family bathroom.

Outside, the private rear garden is thoughtfully landscaped with a large patio area, and the remainder of the garden is laid to lawn, bordered by raised flower beds, with side access leading to the front of the property. The front garden is attractively laid with lawn and mature shrubs, complemented by a driveway providing off-road parking and access to a single garage.

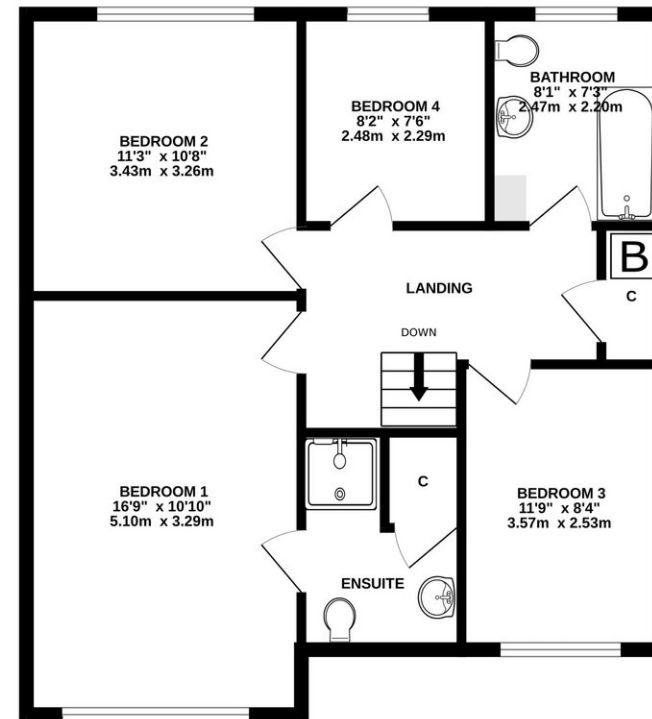
- Well presented and maintained throughout
- Gas central heating and double glazing
- Spacious accommodation making this a comfortable family home
- Modern well equipped kitchen with breakfast bar and built in appliances including; fridge freezer, eye-level double oven, gas hob, dishwasher and wine cooler
- Convenient WC and utility with space for washing machine, storage and worktop space for additional counter-top appliances
- Generous master bedroom with e-suite shower room
- Three further spacious bedrooms and a family bathroom
- Rear garden, perfect for outdoor entertaining
- Front garden, driveway parking and single garage



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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