



 3  2  2 EPC E

£445,000 Freehold

Church Lane
West Pennard, Somerset
BA6 8NT

**COOPER
AND
TANNER**



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Description

An immaculately presented and well-proportioned detached bungalow, located in the centre of this favoured Mid Somerset village.

The principal rooms include a lounge, kitchen and garden room all of which face south and overlook the private garden. The lounge has a double aspect and is an excellent size, it features a multi fuel wood burning stove with slate hearth and a blue lias stone surround. Off here is a versatile study / dining room which in turn leads through into the kitchen. The kitchen is fitted with a cream fronted suite providing space for a Rangemaster cooker. There is also a useful pantry and further storage, plumbing space and side access in the utility room, just off the kitchen. A stunning and well-proportioned garden room provides further space for seating, it extends off the kitchen and onto the garden.

The property enjoys the benefit of three double bedrooms, a shower room and separate bathroom with under floor heating. The largest bedroom includes cupboards with shelving and is located close to the shower room. The guest bedroom enjoys built in wardrobes, it is located at the opposite end of the property, conveniently positioned next to bathroom.

The property occupies a discreet position on Church Lane, with mature hedging offering a good deal of privacy at the front. A tarmacadam drive way provides parking for a good number of vehicles and leads up to a double garage fitted with power, light and a courtesy door. To the rear is a stunning and very private south facing garden which is predominantly laid to lawn. There is the benefit of a greenhouse, two sheds, pedestrian side access (either side) and a raised patio. Views of the church of St Nicholas can also be enjoyed.

The village of West Pennard has local amenities including an excellent Primary School, Parish Church and Public House. The historic town of Glastonbury is some 3 miles away, Street is some 6 miles and offers comprehensive facilities whilst the Cathedral City of Wells is 6 miles away. The renowned Millfield Senior School is in Street whilst the Preparatory School is at Edgarley, some 3 miles distant.

On entering the village of West Pennard (from Glastonbury) turn right into Newtown Lane. At the war memorial turn left in Church Lane, the bungalow can be found on the right hand side.

Local Information West Pennard

Local Council: MENDIP

Council Tax Band: F

Heating: Oil fired central heating

Services: Solar panels, mains drainage, water and electricity are connected

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

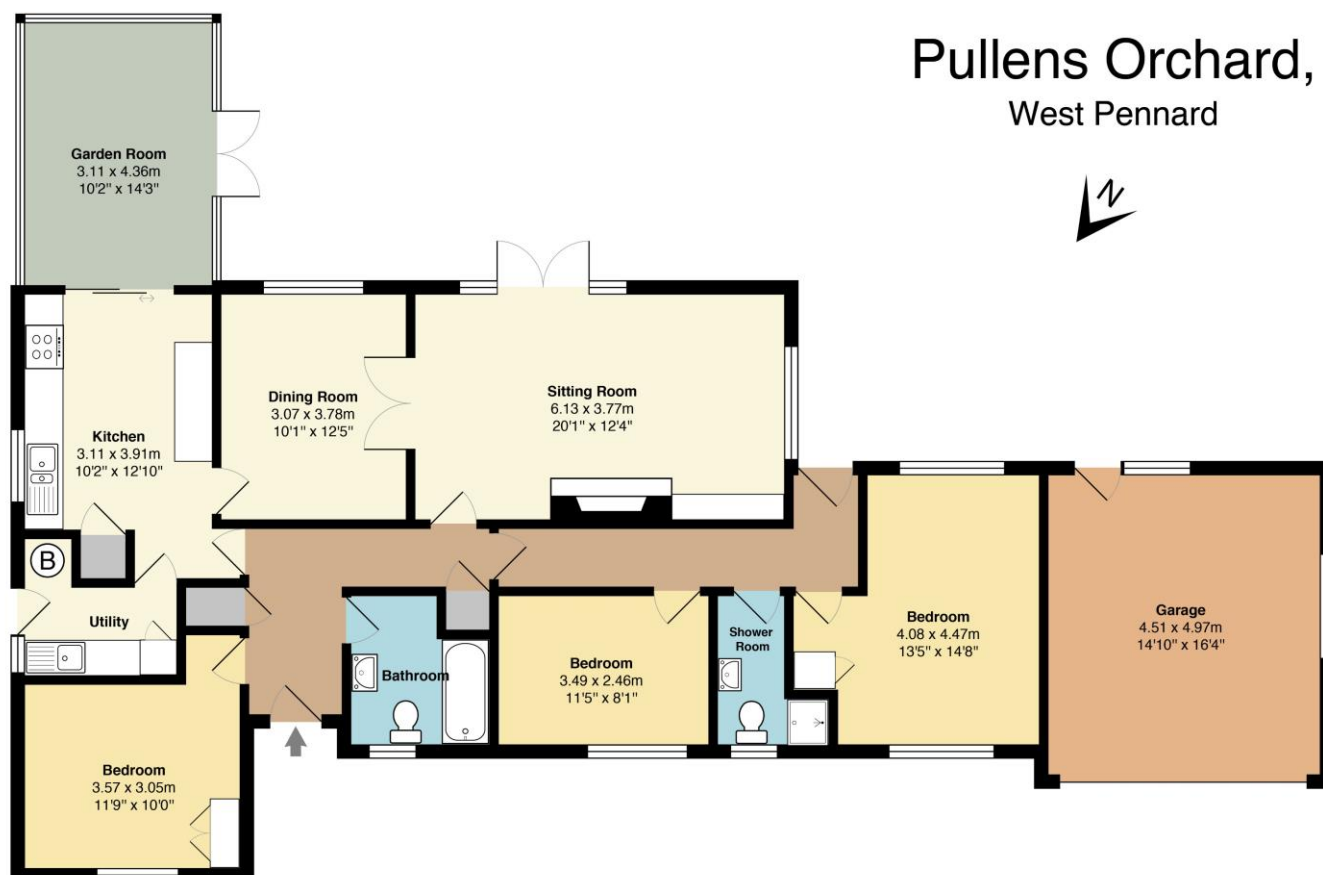
- Yeovil Junction
- Castle Cary



Nearest Schools

- West Pennard
- Glastonbury

Pullens Orchard, West Pennard



Approximate gross internal floor area - 134.6 m² / 1,449 ft² (excluding Garage)

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

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