



Plot 4, Ham Lane, Compton Dundon, Somerton, Somerset

A small development of detached and semi-detached houses nestling in a quiet backwater of this favoured village.

Guide Price
£375,000
Freehold

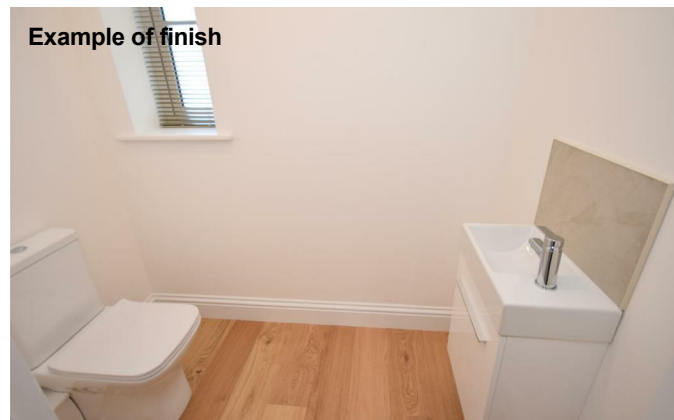
**Symonds
& Sampson**

ESTABLISHED 1858

Plot 4, Ham Lane, Compton Dundon, Somerton, Somerset, TA11 6PQ

- OPEN HOUSE Saturday 11th May 12:00 noon to 2pm
 - 3 Bedrooms
 - Family Bathroom
 - Hall
 - Cloakroom
 - Sitting Room
 - Kitchen Dining Room
 - Parking
 - Garden

Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





A small development of detached and semi-detached houses nestling in a quiet backwater of this lovely village close to Street/Somerton and Glastonbury.

Plot 4 is a semi-detached house with accommodation comprising a hall, cloakroom, sitting room, kitchen/dining room, first-floor landing, 3 bedrooms and family bathroom.

Doors & windows: Agate grey pre double glazed on the outside and white internally.

Heating System: Air source heating system supplying the hot water system & underfloor heating ground floor radiators on first.

Sanitary ware: Contemporary style

Tiling: Contemporary style tile. Areas- Floor, skirting, bath/shower area & behind basins.

Flooring: Oak-style flooring on the ground floor (supplied).

The first floor and stairs will be the responsibility of the buyer.

Skirting, door linings, window boards & architrave: Painted white satin.

Walls & ceilings: White

Kitchen (preliminary spec as not designed yet): Shaker style kitchen with granite/quartz worktops Induction hob with hood, electric double oven, built-in fridge freezer, dishwasher boiling hot water tap & waste disposal unit.

Utility (where applicable): Shaker units with standard worktops, sink & taps space & plumbed for 2 white goods.

Communications: Direct super-fast Fibre broadband internet.

Electrics: Pendant lighting with spots in the kitchen and

bathroom. Individually control room stats, standard power sockets, and tv points with cat 6 routed to the internet router point and to the loft for either aerial /sky dish (not supplied)

Services

Mains electric supply: 3 phase for future expansion

Air source heating system supplying the hot water system & underfloor heating ground floor radiators on first. Super-fast fibre broadband.

Outside

External tap, external socket, security lighting & 32 amp electric supply to garage/driveway for the potential car charger. Patio slab pathway to front & rear and brick paved driveway. Feather edge fencing between the boundary of properties.

Situation

The property nestles close to the centre of the village within walking distance of the Village Hall, Cricket Club, Church

and pub. Compton Dundon has a fine village hall and recreation field, church and public house. A stone's throw away is The Polden Path giving miles of beautiful public walkways through woodland, fields and countryside.

The popular market town of Somerton is just 3 miles away offering excellent facilities including a supermarket, shops, doctor's surgery, pharmacy, post office, a choice of pubs, bistros and restaurants.

The larger town of Street is 1.5 miles distant and is home to Clarks Village and Millfield private school.

The historic towns of Glastonbury, Sherborne, Yeovil and Taunton providing shopping and business facilities. Huish Episcopi Academy rated one of the Top 10 schools in Somerset is within the catchment for state schooling at Langport.

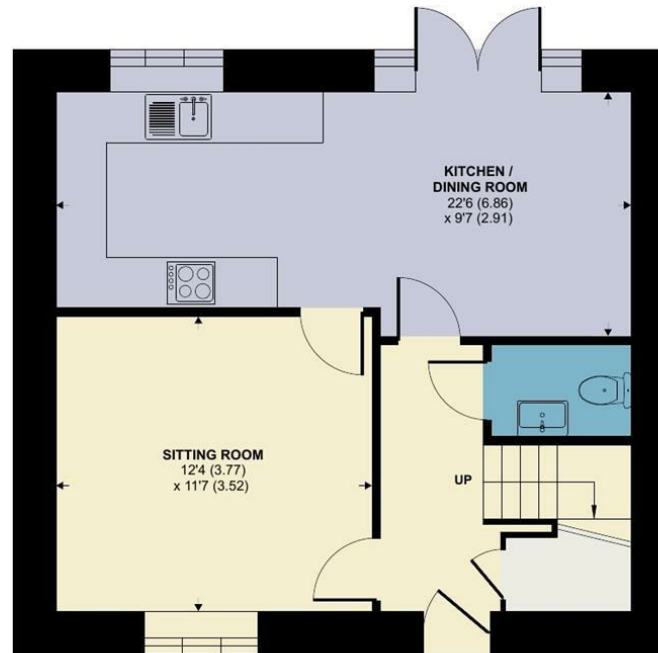
Directions

From the A303 Podimore roundabout with the junction of the A37 and A372, take the A372 signposted for Langport and Somerton, continue for approximately 2 miles and take the right turning onto the B3151. Continue on this road for about 5 miles passing through the little hamlet of Littleton and as you come into Compton Dundon turn left down Ham Lane.

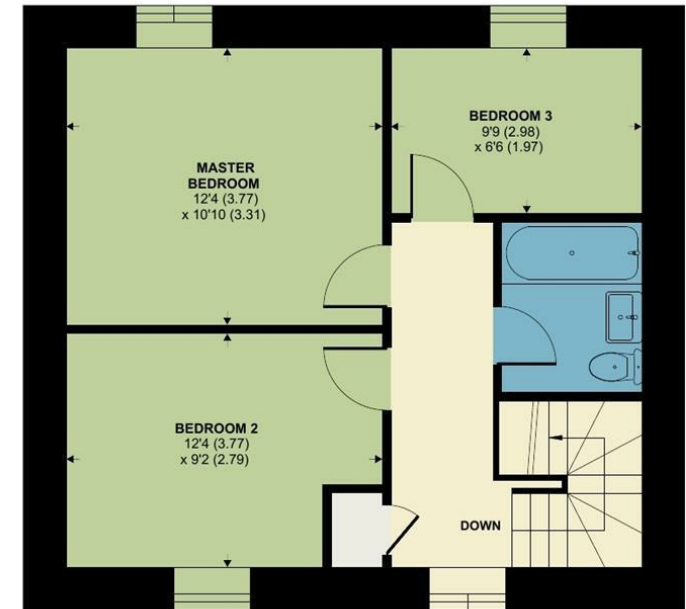
Ham Lane, Compton Dundon, Somerton

Approximate Area = 914 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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