



Symonds  
& Sampson

## Plot 3

Ham Lane, Compton Dundon, Somerton, Somerset

# Plot 3

Ham Lane  
Compton Dundon  
Somerton  
Somerset TA11 6PQ



- Detached House
- 3 Bedrooms
- Family Bathroom
  - Hall
  - Cloakroom
  - Sitting Room
- Kitchen/Dining Room
  - Garage
- 2 Parking Spaces
- Garden

Offers In Excess Of £425,000  
Freehold

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## ACCOMMODATION

A double-glazed entrance door leads to the reception hall with a staircase rising to the first floor and a cloakroom room, whilst the sitting room is a very good size enjoying a pleasant aspect over the front of the property.

The kitchen/dining room is of a shaker style with very high-quality granite worktops. Fitted appliances include an induction hob with hood, double oven, fridge/freezer, dishwasher, boiling hot water tap and waste disposal unit. There is a good range of wall cupboards and a number of base units with drawers and cupboards under.

On the first floor, there are three bedrooms of which two are good size doubles and a 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

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)

## 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. Single timber garage with an up-and-over door.

## SERVICES

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

## 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

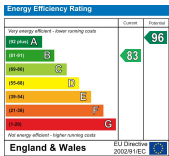
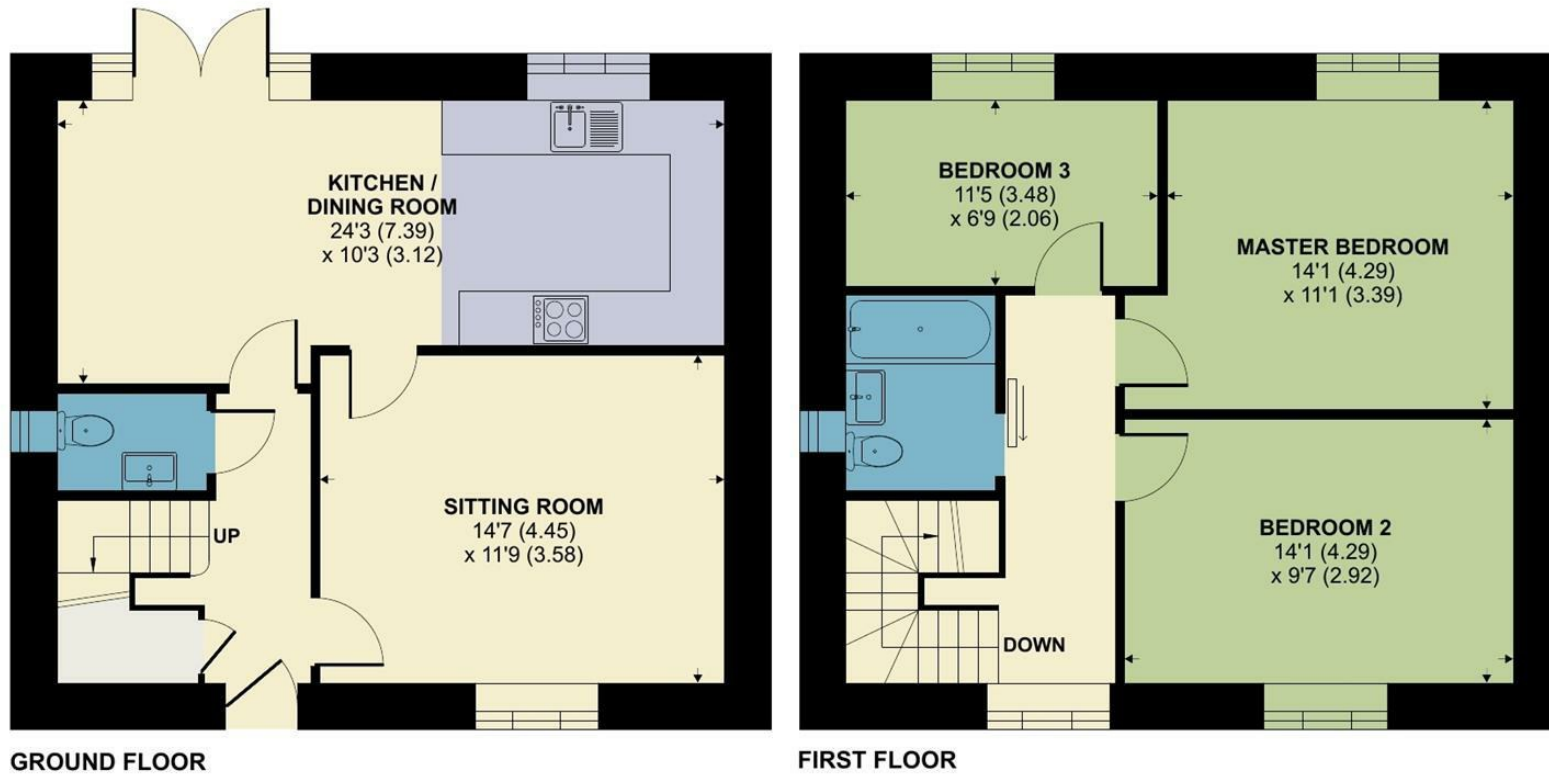
From the A303 Podimore roundabout with the junction of the A37 and A372, take the A372 signposted for Langport and Somerton, continue for approximately 2 miles and take the right turning onto the B3151. Continue on this road for about 5 miles passing through the little hamlet of Littleton and as you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



# Compton Dundon, Somerton

Approximate Area = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Symonds & Sampson. REF: 915817



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