

LODESTONE



8 Coombe Hill Close, Keinton Mandeville





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TA11 6FL

Guide Price: £340,000

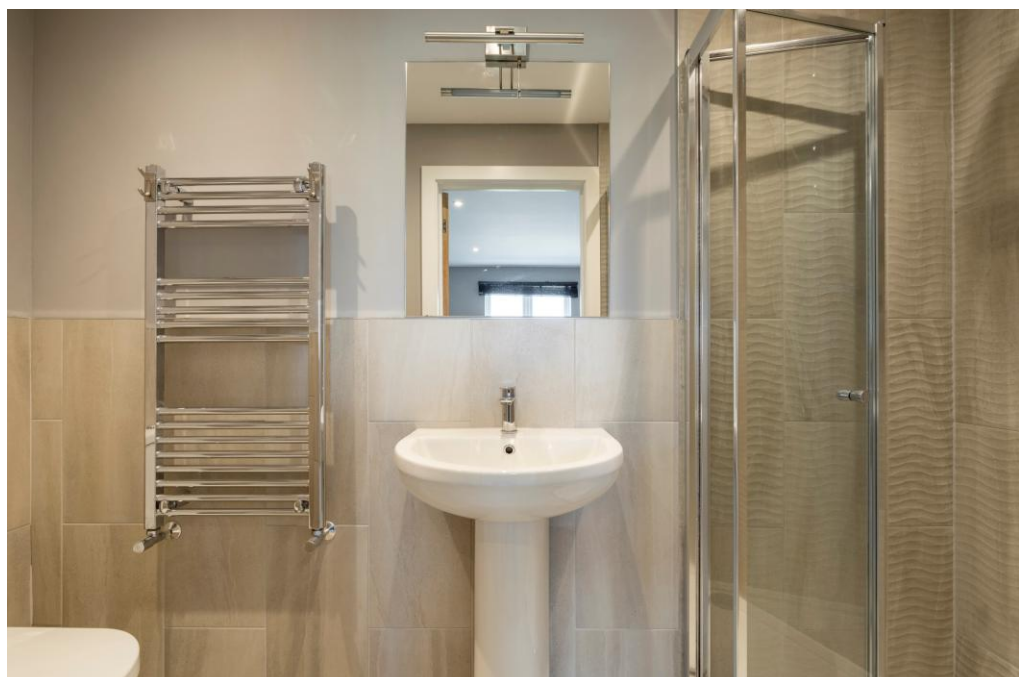
3 
Bedrooms

2 
Bathrooms

1 
Receptions

PROPERTY FEATURES

- Vibrant village location
- Countryside views
- Local amenities within walking distance
- Energy efficient air source heating
- Generous off street parking available
- Spacious open-plan living areas



8 Coombe Hill Close is an immaculately presented three-bedroom semi-detached house on the edge of the vibrant village of Keinton Mandeville.

The property was built by a highly respected local developer with a reputation for excellent quality and generously proportioned properties and plots. The property is stone faced with natural stone whilst the rest of the exterior is traditionally rendered, the windows are fitted with sandstone coloured stone sills and heads and there is an oak porch over the front door which adds to the overall impact of quality and detailed design.

The property as a whole is well planned and offers generous sized rooms. The ground floor consists of a good-sized hall and cloakroom. The sunny open plan kitchen/living room with hard wood floors throughout and doors opening on to the west facing terrace and gardens, benefits from lovely views over open countryside. The Howdens kitchen comprises of an integrated fridge freezer, dishwasher and granite worktops. On the first floor are three bedrooms with the principal bedroom having an ensuite shower room and an additional family bathroom all finished to an excellent standard. Heating and hot water is provided by super-efficient air source heat pumps with underfloor heating to the ground floor and radiators upstairs. Not only is air source extremely efficient and cost effective it also means there is 24/7 hot water.

Outside

The rear garden of the property is well sized and benefits from a large garden shed which has power running to it.

The garden is laid mainly to lawn with a patio area which is ideal for family life or entertaining. There is ample parking for four cars available with each house as well.



Situation

Sitting midway between the market towns of Somerton to the West, and Castle Cary to the East, the origins of Keinton Mandeville date back to the Roman times and its popularity grew both because of the local "Blue Lias" stone and being situated on the old coach route from London to the South West. Today the village has a population of around 1,000 people with its own primary school, a local shop 'The Keinton Stores' and local pub "The Quarry Inn". Somerton is just a few minutes away which is a picturesque town, originally the county town of Somerset and before that, possibly the capital of Wessex. It offers all the usual amenities of a market town, bars/restaurants as well as a small supermarket. Additional local shopping can be found in the nearby towns of Castle Cary and Bruton. The Hauser & Wirth gallery plus a variety of exceptional restaurants including At the Chapel, The Old Pharmacy, Da Costa and The Lazy Lobster are all located in Castle Cary and Bruton.

Other local attractions include Stourhead Gardens, Babington House, (Soho House's country mansion) and Longleat Safari Park. There are good transport links to London and the South West via the A303. Castle Cary railway station offers an excellent direct rail service to London in less than two hours. Bristol airport can be reached in less than an hour and Bath and Bristol are both within an hour's drive. There are also excellent facilities at the larger regional centres of Yeovil, Sherborne and Taunton. Many of the area's best known independent schools are within easy commuting distance including Millfield, Kings Bruton, Wells Cathedral School, Downside, Hazlegrove and All Hallows. In addition to the local state primary school there is a state secondary school at Ansford and the very popular Sexeys School in Bruton.

Postcode: TA11 6FL

What3words: ///acrobatic.suckle.tabs

Viewing by appointment

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset County Council

Council Tax Band: C

Guide Price: £340,000

Tenure: Freehold

PART B

Property Type: Semi-Detached House

Property Construction: Standard Construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Sewerage: Mains Drainage

Heating: Air Source Heat Pump

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Designated off street parking available.

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very Low Risk from flooding

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C Rating

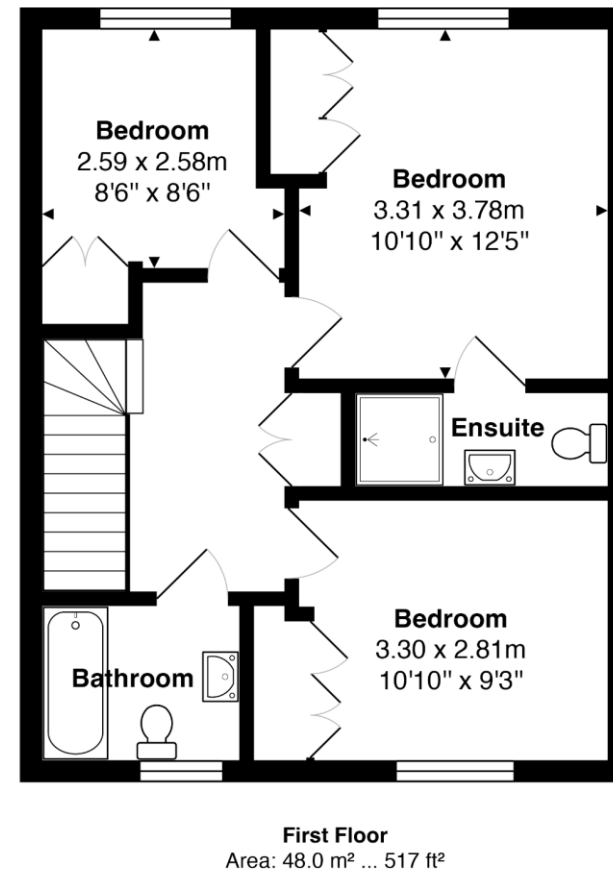
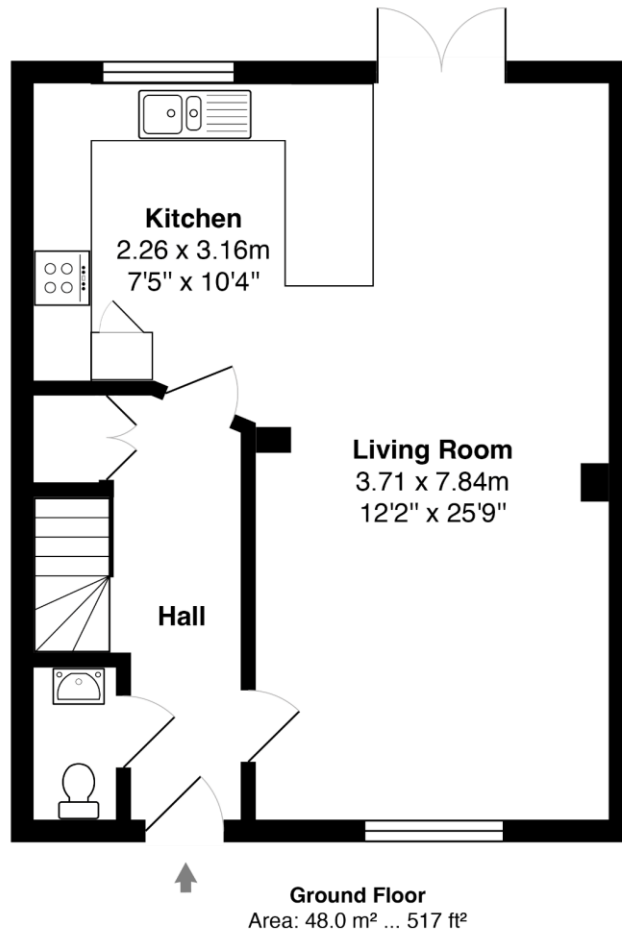
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



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Approximate gross internal floor area of main building - 96 m² / 1,034 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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