



£295,000

At a glance...



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**holland
& odam**

35 High Street
Ashcott
Somerset
TA7 9PZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater for approximately 3 miles, passing through the village of Walton and into Ashcott. Upon reaching the Ashcott Inn, turn immediately right into Middle street. Follow the road and upon reaching the 'T' junction with the High Street, the property will be found directly in front of you and identified with a for sale board.

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

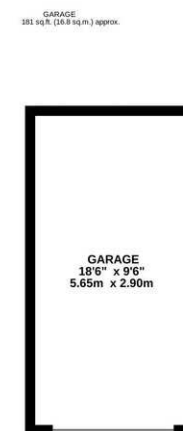
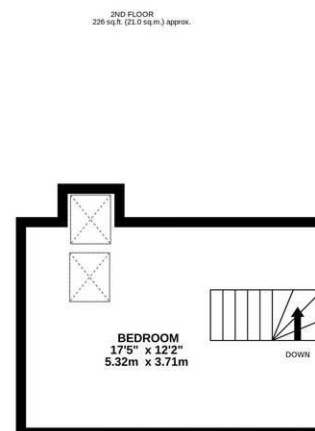
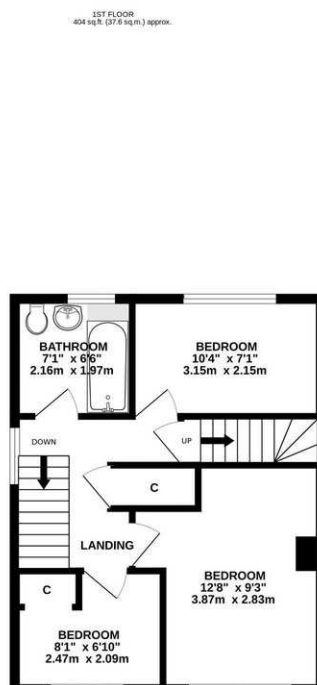
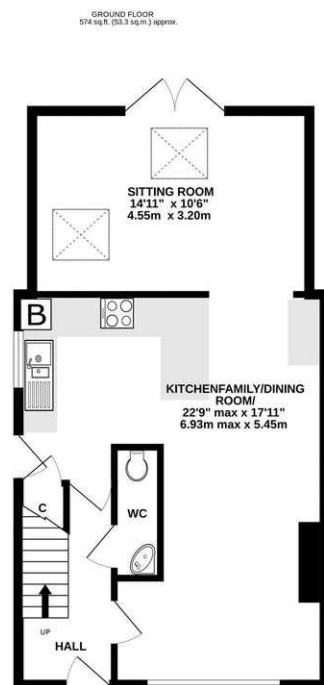
The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, forming part of a group of six churches known as the Polden Wheel. Ashcott is particularly well known locally for its superb village community and benefits from a highly regarded Primary School, sports playing fields, pub at the village centre and active village hall. The village also offers good and convenient access to other local towns/employment centres, such as Taunton (18 miles), Bridgwater 10 miles), Wells (11 miles) Bristol (31 miles), Bath (31 miles) and Exeter (55 miles). The M5 motorway J23 (9 miles) and the A303 Podimore Junction (12 miles). Bristol International Airport is 23 miles and Castle Cary railway station (London Paddington) 15miles.

Insight

An excellent opportunity to acquire this beautifully presented four-bedroom end-of-terrace home. This turn-key property is impeccably maintained and offers generous living space throughout. A thoughtfully designed ground floor extension, along with a spacious loft conversion, enhances both comfort and versatility making it an appealing choice for a wide range of buyers. Ideally situated in the highly sought-after village of Ashcott, the property combines modern living with a desirable location.

- Tastefully appointed kitchen featuring a range of wall, base, and drawer units, generous worktop space and includes a breakfast bar, built-in oven and hob, with space for free standing appliances.
- Bright and spacious open plan feel providing versatile reception space including a large sitting room with vaulted ceiling, Velux windows and French doors opening onto the garden
- Stylish, modern bathroom suite including a 'P' shaped bath with shower and screen over, wash basin with cupboard beneath and WC.
- Enjoying four bedrooms, two double bedrooms and a single bedroom on the first floor and a large bedroom with Velux windows on the second floor.
- Practical features include hard flooring to the ground floor, cloakroom, entrance hall, under stair storage, airing cupboard and double glazing throughout.
- The front and rear gardens are both attractively landscaped, laid mainly to lawn with attractive borders and connected by useful gated side access.





TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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