



£146,250

At a glance...



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**holland
& odam**

25 Robins Way
Compton Dundon
Somerset
TA11 6AR

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceeding from the town of Street follow the B3151 towards Somerton. After approximately 2.5 miles you will arrive at Compton Dundon. Follow the road along for a short distance and Robins Way will be found on the left hand side and the property will be easily identified by our 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

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than an hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church. The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.

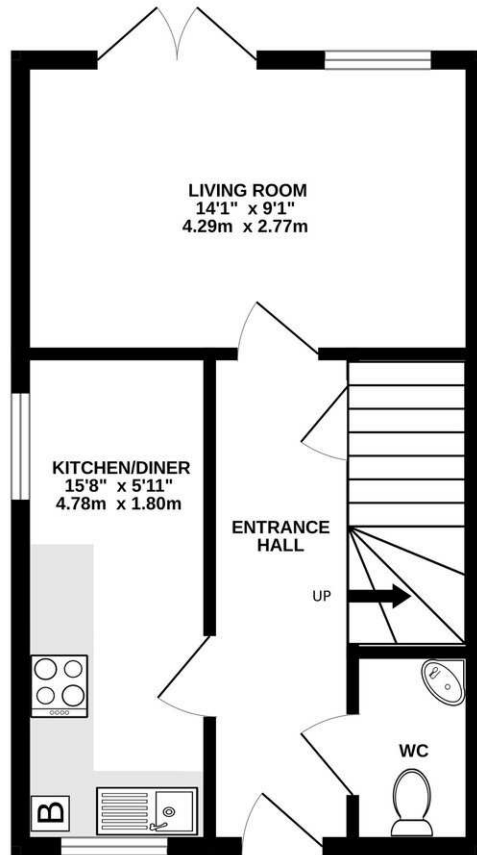
Insight

A well-presented two-bedroom house offering neatly maintained accommodation, featuring a practical layout with good-sized rooms and situated on the edge of a popular village. The property benefits from an enclosed rear garden and two allocated parking spaces, and is subject to a Section 106 agreement. Available with no onward chain.

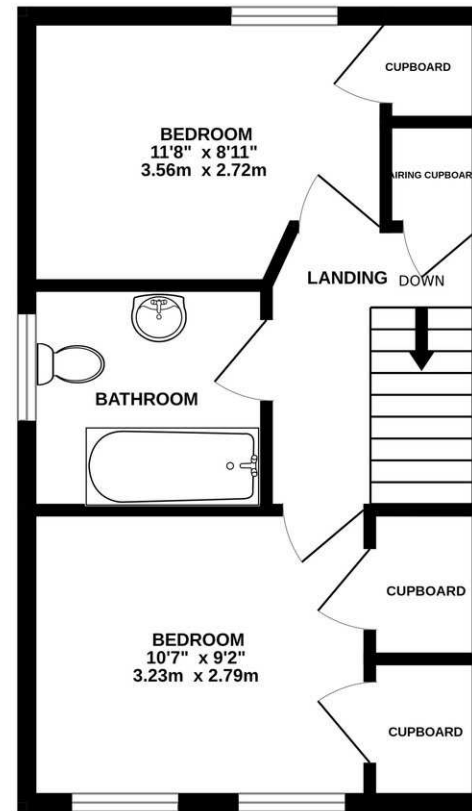
- A bright and airy sitting room of a good size, offering a comfortable living space and benefiting from direct access to the garden.
- Modern Kitchen/diner fitted with a range of wall, base and drawer units, built in oven and hob, with space for under counter appliances and free-standing fridge.
- The dining area offers ample space for a table and chairs, ideal for everyday dining and entertaining.
- Affording two generous double bedrooms, both benefiting from built-in wardrobe and cupboard space, with the front bedroom enjoying views over the surrounding countryside.
- Neatly presented family bathroom comprising bath with shower over, wash basin, WC and heated towel rail.
- An enclosed rear garden comprising an area of lawn with a patio adjoining the rear elevation, together with a rear gate providing access to two off-road parking spaces.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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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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