



£299,950

At a glance...



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**holland
& odam**

2 Polden Court
The Batch
Ashcott
Somerset
TA7 9DF

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater passing through the village of Walton and into Ashcott. Shortly after passing the Ashcott Inn on your left hand side, turn right at the triangular green, continue straight ahead onto The Batch. The property will be found immediately on your right hand side and 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

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 an 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) 15 miles.

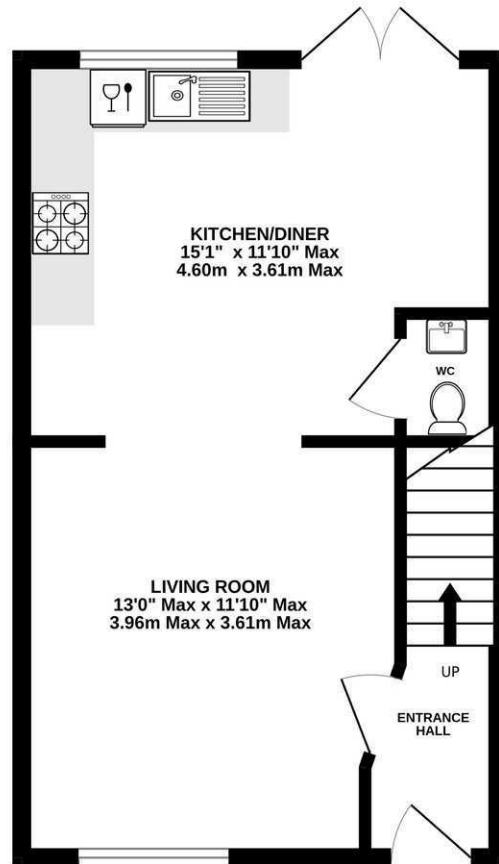
Insight

Advantageously available with no onward chain is this neatly presented three bedroom semi-detached house, benefiting from a desirable south-facing garden and allocated off-road parking.

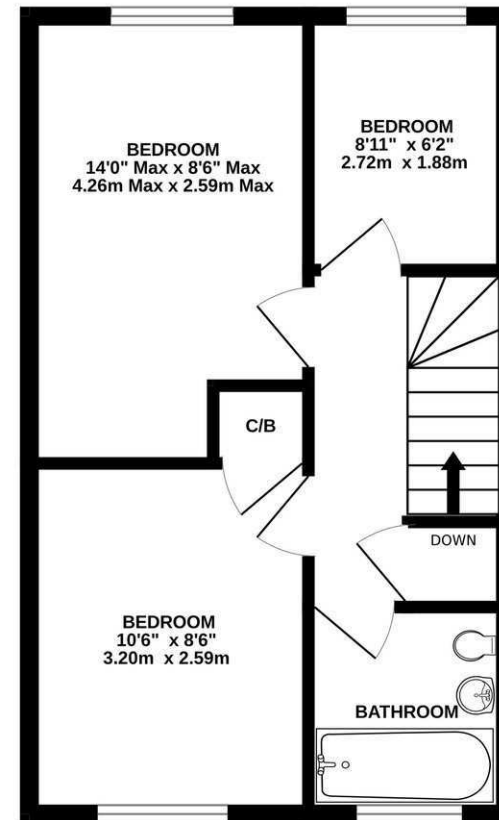
- Set within a well-regarded village, this modern home, built in 2019, retains approximately 4 years of its NHBC warranty, offering peace of mind for future owners.
- Bright and spacious living room with a large opening to the kitchen/diner, allowing easy flow but keeping the rooms defined.
- Generous kitchen/diner with ample space for a family-sized table and chairs, French doors opening to the garden, creating a light and bright social space, with access to the ground floor WC.
- Well-appointed kitchen fitted with wall, base and drawer units, built-in oven and hob, integrated dishwasher, and space for an under counter washing machine and free standing fridge/freezer.
- Affording three bedrooms; two of which would be considered well proportioned doubles with one benefiting from built in cupboard space.
- Serviced by the family bathroom comprising bath with shower over, wash basin, WC and heated chrome towel rail.
- Low-maintenance, south-facing paved garden with powered summer house, ideal for seating or storage, plus side gate access for convenience.
- Benefiting from two allocated off-road parking spaces located behind the property.



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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