



£69,500

*At a glance...*



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**holland  
& odam**

15 Pedwell Park  
Taunton Road  
Pedwell  
Somerset  
TA7 9BQ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From Street take the A39 towards Bridgwater passing through the village of Walton and as you approach a car sales forecourt turn second left towards Taunton, on entering the village, Pedwell Park will be found on the left hand side. Please park in the visitors car park which is clearly marked.

## Services

Mains electricity, water and drainage are connected. LPG heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Ground Rent £174.53 per month



## Location

The delightful village of Ashcott (population c.1186) sits part way along the Polden Ridge, having wonderful rural views of the Somerset Levels 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 and active village hall. The village also offers 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 to London Paddington (15 miles).

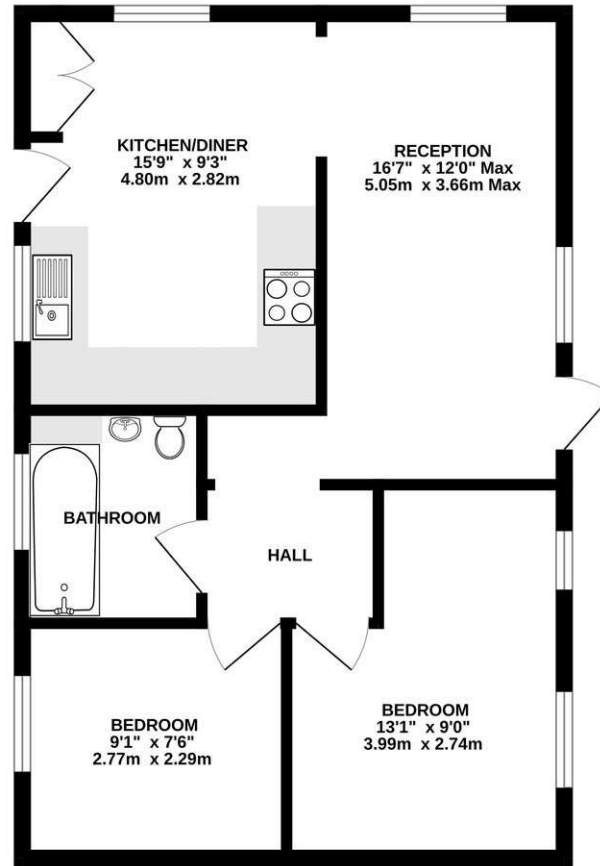
## Insight

A super opportunity to purchase a two bedroom park home for the over 45's, enjoying lovely countryside views situated on the edge of the village of Pedwell, ideally placed for ease of access to the M5 J23 and local towns providing employment and amenities. Available with the benefit no onward chain and vacant possession.

- Bright and light dual-aspect sitting room offering comfortable living space, ample room for furniture and direct access out to the garden.
- Neatly presented kitchen fitted with a range of wall, base and drawer units, built in oven and hob with space for free-standing fridge/freezer and washing machine.
- Light dining area with space for table and chairs, enjoying views over the countryside.
- Two well-proportioned bedrooms, with the principal bedroom being of a particularly good size and offering ample space for free-standing furniture.
- Serviced by the modern bathroom comprising bath with shower over, wash basin and WC.
- Benefiting from a generous private garden, mainly laid to lawn with mature flower and shrub borders, enjoying superb uninterrupted countryside views.
- The property is approached over a main shared driveway to a private parking space. Visitor parking is available in the designated area upon entry to the park.



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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