



£299,950

At a glance...



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**holland
& odam**

2 Ridgeway Cottages
Taunton Road
Greinton
Somerset
TA7 9BW

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed along the A39 towards Bridgwater and the M5 (Junction 23). Pass through the village of Walton and continue until you reach the former Pipers Inn. Turn left onto the A361 towards Taunton and follow this road through Pedwell and into Greinton. Continue along for a short distance and the property will be found on the left hand side and easily identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Greinton is a small village situated five miles to the west of Street, in the lee of the Polden Hills and on the edge of the Somerset levels: and conveniently located between Wells and Taunton. It offers good access to countryside walks, local nature reserves, and a wide variety of interesting flora and fauna. The villages of High Ham and Ashcott provide popular primary schools and Ashcott offering sports playing fields, pub at the village centre and an active village hall. Street is the nearest town and provides an excellent shopping centre, Crispin Secondary School, Strode Sixth Form College and Strode Theatre, an indoor and open air swimming pool and a choice of pubs and restaurants. The M5 motorway Junction 23 is 8 miles and the A303 Podimore Junction is 15 miles.

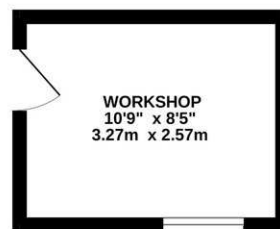
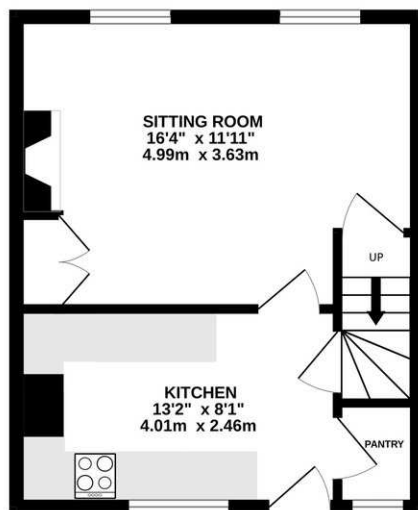
Insight

A charming three-bedroom semi-detached character cottage, set within a popular village and enjoying stunning countryside views. Further benefits include driveway parking and a useful workshop, making this an appealing home in a lovely rural setting.

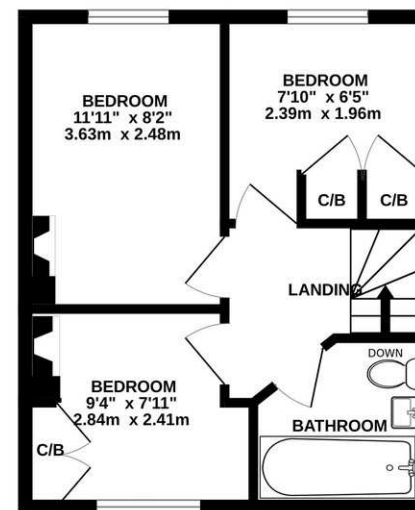
- Generously proportioned sitting room with wood flooring, deep-sill windows and a feature fireplace, currently not in use but with potential to be reinstated.
- The kitchen is fitted with a range of wall, base and drawer units, complemented by a large pantry cupboard and space for a freestanding cooker.
- Offering three bedrooms. Two feature charming cast-iron fireplaces, while two also benefit from useful built-in cupboard space.
- Served by the family bathroom, comprising a bath with shower over, wash basin and WC.
- Enjoying stunning far-reaching views across open fields and the surrounding countryside, creating a wonderfully peaceful rural outlook.
- Desirable south-facing garden of generous proportions, mainly laid to lawn with a decked seating area, ideal for alfresco dining and enjoying the sunshine.
- Benefiting from a useful workshop complete with power, light and water supply, ideal for storage, hobbies or practical workspace.
- The front is retained by a natural stone wall with an area laid to lawn. Alongside, a newly installed driveway provides convenient parking.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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