





£595,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band F



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads (King William Pub opposite), turn left and continue along Broadway into Edington. Pass the Edington Chapel on your left hand side and continue along for a short distance passing through the crossroads and the property will be found on the right and identified by our For Sale Board.



Description

This extensive and well maintained bungalow with its large private wrap around garden was bought as a new build by the current vendor 46 years ago with a plan of staying only 5 years; this is a testament to the lifestyle on offer here which will appeal to a wide audience. Boasting four double bedrooms with, principal and guest en suite, family bathroom and generous reception space of Lounge, dining room, family kitchen breakfast room and utility room. Outside is a double garage and plenty of scope to extend if desired, subject to planning permission. Well situated in a popular Polden Hills village with Co-op and Post office within walking distance and available with no onward chain.

A glazed entrance porch leads to the front door, opening into a particularly spacious and welcoming entrance hall. Immediately ahead is a part-glazed door to the lounge, which enjoys a bay window to the front, a further side window and an attractive feature fireplace with ornate tiled detailing set within a wooden surround and hearth, complemented by an inset electric fire. French doors lead through to the generously proportioned dining room, featuring a stone-built chimney breast that once housed an open fire and now incorporates a wrought-iron log-burning style electric fire. A side window provides additional light, while sliding patio doors open onto the rear garden. From the dining room, a door opens into the kitchen/breakfast room, which has a side window and is fitted to one end with a quality range of pine wall and base units. Integrated appliances include a fridge and dishwasher, and the free-standing electric AGA range with induction hob and four ovens, together with extractor chimney, is included in the sale.

The adjoining utility room, with window and door to the garden, houses the oil-fired boiler and offers ample space for laundry appliances and additional fridge/freezers if required. A further door leads to a covered area between the bungalow and the double garage, where there is a WC, garden access and entry into the garage. Bedroom accommodation is accessed from an inner hallway, thoughtfully positioned away from the main living areas.

Bedrooms three and four are both double rooms overlooking the front garden. The larger guest bedroom also enjoys a front aspect, fitted wardrobes and an en-suite shower room comprising a tiled shower enclosure, WC and pedestal wash basin, with a high-level side window. The particularly generous principal bedroom overlooks the rear garden and benefits from a full range of fitted wardrobes along one wall and a fully tiled en-suite shower room with built-in shower, vanity unit with Heritage basin, WC, heated towel rail and high-level side window. Completing the accommodation is a spacious family bathroom with window, featuring retro tiling and an avocado-coloured suite comprising a bath, WC, pedestal wash basin and separate corner shower enclosure. The property is offered for sale for the first time in over 46 years, with the application for first registration, with Land Registry.



Location

The desirable village Edington is conveniently located for access to the nearby A39 and the M5 junction 23, within five miles. The village offers local amenities including, Village Hall, Doctors surgery and Post Office/CO-OP supermarket at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. The location lends itself to a range of primary and secondary educational facilities, with buses to the highly regarded independent schools in Taunton, Wellington and Street, (Millfield). The undeveloped countryside of the Polden Hills with many quiet lanes, footpaths and bridleways, including drove ways providing riding possibilities, as well as dog walking and cycling. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village shopping outlet.





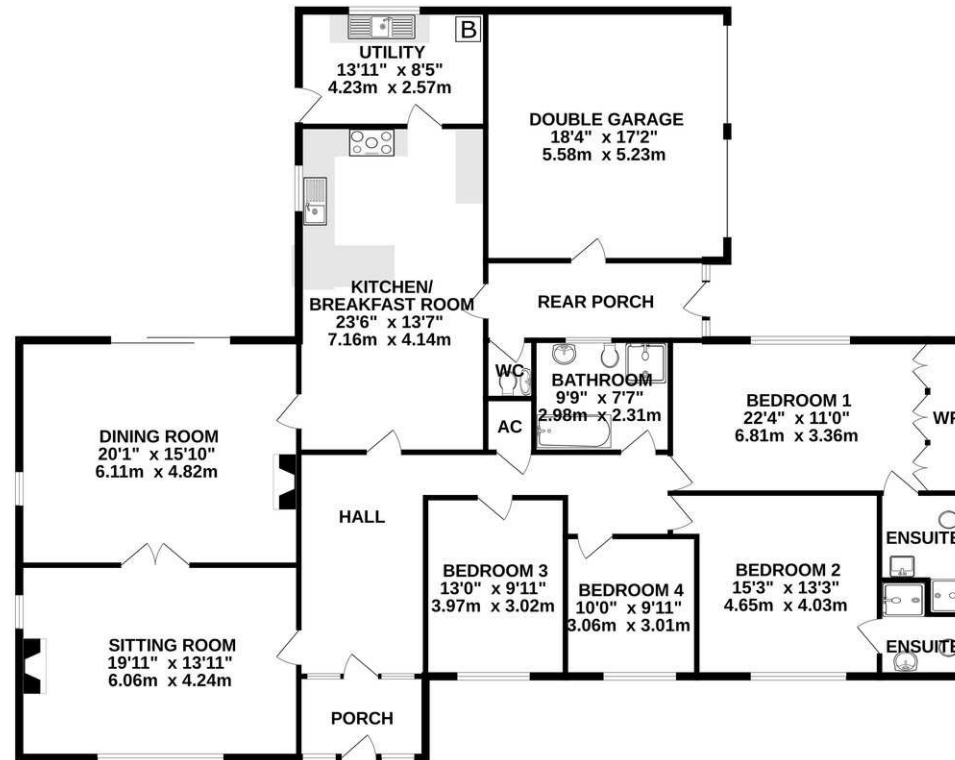
Tregelles is well screened from the road by stone walling and mature conifer trees and shrubs along the roadside boundary, creating an excellent sense of privacy. Double gates open onto a generous driveway providing ample parking and access to the double garage. The impressive width of the plot is immediately apparent, with lawned gardens and established shrub borders to the left and an attractive stone wall forming the boundary to the right. To the rear of the bungalow is a paved patio area enclosed by stone walling, with a couple of steps rising to the dining room and utility room doors. Beyond lies a broad expanse of lawn featuring a circular flower bed and seating area, leading on to a further enclosed section ideal for a vegetable garden. The oil tank serving the central heating system is discreetly positioned behind the double garage, which benefits from power and twin up-and-over doors, and there is also a useful garden shed. The mature and beautifully maintained gardens surround and envelope the property, creating a peaceful, private setting that greatly enhances the sense of seclusion.



- Well-presented bungalow occupying a generous footprint and plot, offering scope for further enhancement or extension, subject to the necessary planning consents.
- Convenient village setting on a bus route and within easy walking distance of a Co-op and Post Office.
- Spacious accommodation including four double bedrooms, with both the principal and guest bedrooms benefiting from en-suite facilities.
- Two substantial reception rooms complemented by a family kitchen/breakfast room and separate utility area.
- Extensive, mature and beautifully maintained gardens surrounding the property.
- A distinctive and highly desirable home offered with NO ONWARD CHAIN, ideal for the discerning buyer.



GROUND FLOOR
2553 sq.ft. (237.2 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 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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