



£279,950

At a glance...



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**holland
& odam**

11 Old Nursery Drive
Ashcott
Somerset
TA7 9RB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed towards Bridgwater on A39 Bath Road. Pass through the village of Walton and continue approximately 3.5 miles until reaching the village of Ashcott, continue through the village passing the Ashcott Inn on the left. After a further one third of a mile, Old Nursery Drive will be identified on your right hand side. Proceed into the development, take a right and the property will be found on the right hand side.

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 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) 15miles.

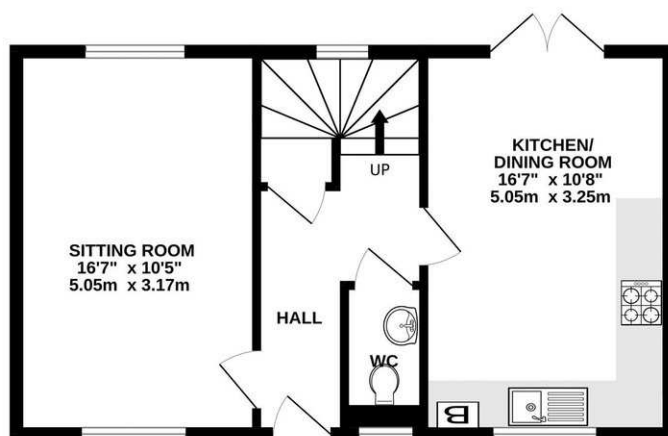
Insight

We are pleased to bring to market this attractive and well-proportioned semi-detached house. This property is subject to a section 106 agreement whereby the price of the property has been reduced to 77.8% of the established freehold value. This restriction stays in place for lifetime of the property and as such will require any future seller to adhere to the same marketing restrictions.

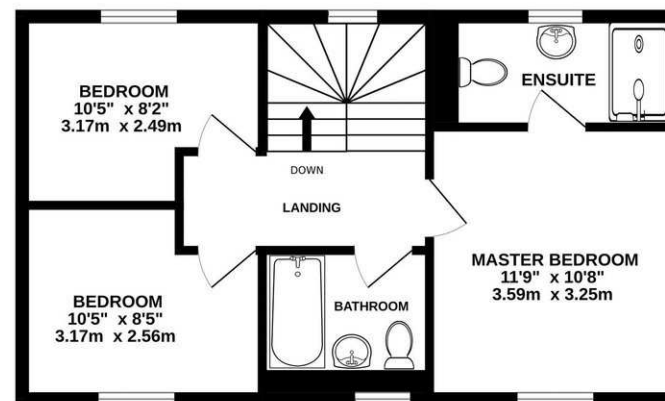
- A well-designed family home featuring a spacious entrance hall and landing, generous understairs storage, and a convenient ground floor WC.
- Enjoying a bright, inviting living room with dual-aspect windows providing excellent natural light and ample space for a full range of furniture.
- Spacious kitchen/diner fitted with a range of modern white gloss wall, base and drawer units, integrated oven and hob, plus space for under counter appliances.
- The dining area provides ample space for a family-sized table and chairs, perfect for everyday meals and entertaining, with French doors opening directly onto the rear garden.
- Affording three bedrooms, including a spacious principal bedroom with the added advantage of a private en suite shower room.
- A contemporary family bathroom fitted with a white suite, panelled bath with shower over, wash basin, WC and heated towel rail.
- Desirable south-facing rear garden featuring a large decked terrace from the rear elevation, lawn with shrub borders, and a useful side gate providing access to the parking area.
- An attractive front lawn enhances kerb appeal, while a tandem driveway to the side provides off-road parking.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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