



£349,950

*At a glance...*



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**holland  
& odam**

17 Hurmans Close  
Ashcott  
Somerset  
TA7 9PU

**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. Pass through the village of Walton and continue into Ashcott. Turn right opposite the Ashcott Inn into Middle Street. Follow the road and on reaching a 'T' junction, turn right. Pass the Church on the right, then turn left onto Farm Hill and then left again into Hurmans Close. Continue along and follow the road down to the left where the property will be found 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 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.

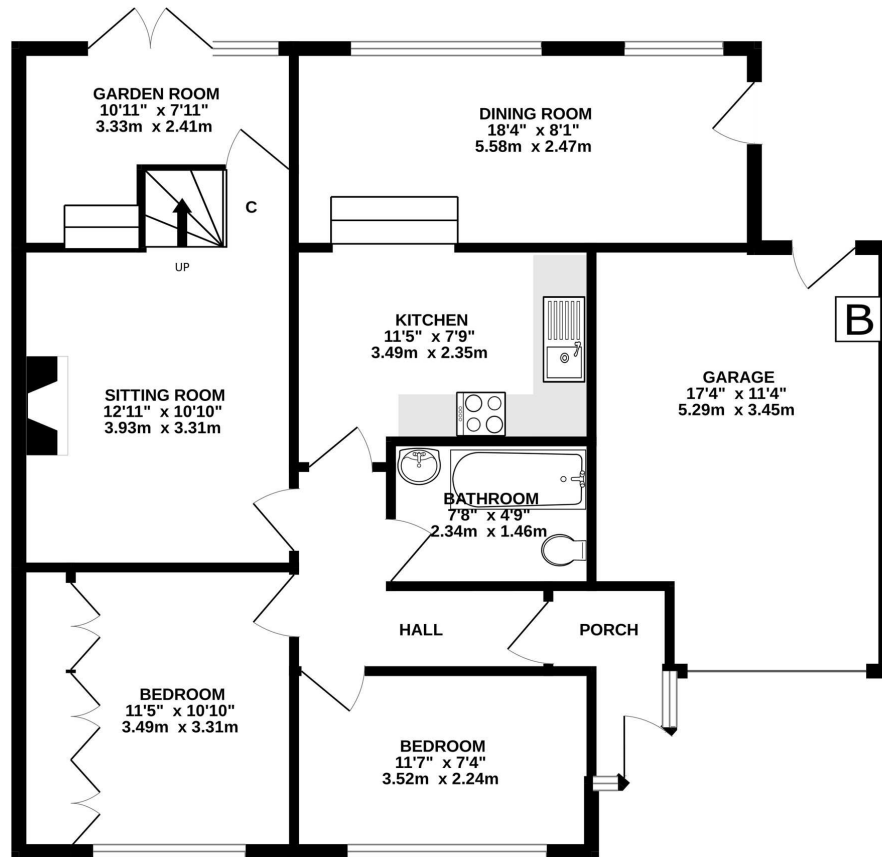
## Insight

A surprisingly spacious and extended three bedroom semi-detached chalet bungalow, ideally positioned within a quiet cul-de-sac. Offering a beautiful south-facing garden, garage, and driveway parking. Early viewing is highly recommended, as this is a home not to be overlooked.

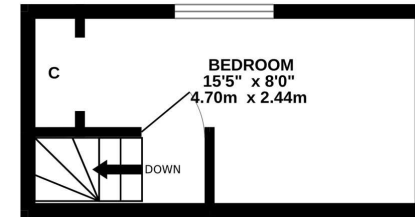
- Good size sitting room with a multi-fuel stove, creating a warm, cosy feel, with stairs to the first floor and steps down to the sun room.
- Versatile sun room ideal as a home office, reading nook or peaceful seating area, enjoying lovely views over the garden, with French doors opening onto the patio.
- Well-presented kitchen fitted with a range of wall, base and drawer units, with built-in oven and hob, plus space for under-counter appliances.
- The dining area enjoys a wealth of natural light through large windows, creating a superb social space for family meals and entertaining.
- Affording three bright double bedrooms arranged over two floors, with two benefiting from fitted and built-in wardrobe space.
- Served by the family bathroom, fitted with a bath and shower over, vanity unit with basin and storage, WC, heated towel rail, and a further built-in cupboard.
- Superb south-facing rear garden of excellent size, thoughtfully landscaped to incorporate an elevated patio, expansive lawn, planted borders and a variety of established fruit trees.
- Enjoying views towards the church and the surrounding countryside beyond, the garden provides a wonderful setting to relax, dine alfresco and enjoy the sound of the church bells.
- To the front, a driveway provides parking for multiple vehicles and includes an EV charging point, alongside an area of lawn, leading to the garage fitted with an up-and-over door, power and light.



GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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