



£220,000

At a glance...



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**holland
& odam**

High View
Peddles Lane
Charlton Mackrell
Somerton
Somerset
TA11 6AQ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton, turn left onto Broad Street and take the second exit at the mini roundabout onto Horse Mill Lane. At the end of the road, turn left onto Lodge Hill, then take the next right onto B3153. Turn right onto Kingweston Road before turning left onto Peddles Lane. The property can be found on your left hand side.

Services

Mains electricity, water and drainage are connected. Electric night storage heaters. Gas is available in the road but not connected to the property.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Charlton Mackrell is part of 'The Charltons' which also includes the neighbouring village Charlton Adam. Together they offer a School, Church, Community Hall & Recreational field and pub. Somerton is approximately 3 miles west and offers typical everyday amenities including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. Charlton Mackrell is well positioned for travel, close to the A303, A37 and M5 with a well linked bus service and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

Insight

Situated within the highly desirable village of Charlton Mackrell, this three bedroom property presents a fantastic opportunity for buyers seeking a renovation project with exceptional potential.

Now requiring full modernisation throughout, the property offers well-proportioned accommodation with exciting scope to improve, reconfigure or potentially extend, subject to the necessary permissions. Whether looking to create a long-term family home, investment opportunity or countryside escape, this property provides an excellent blank canvas.

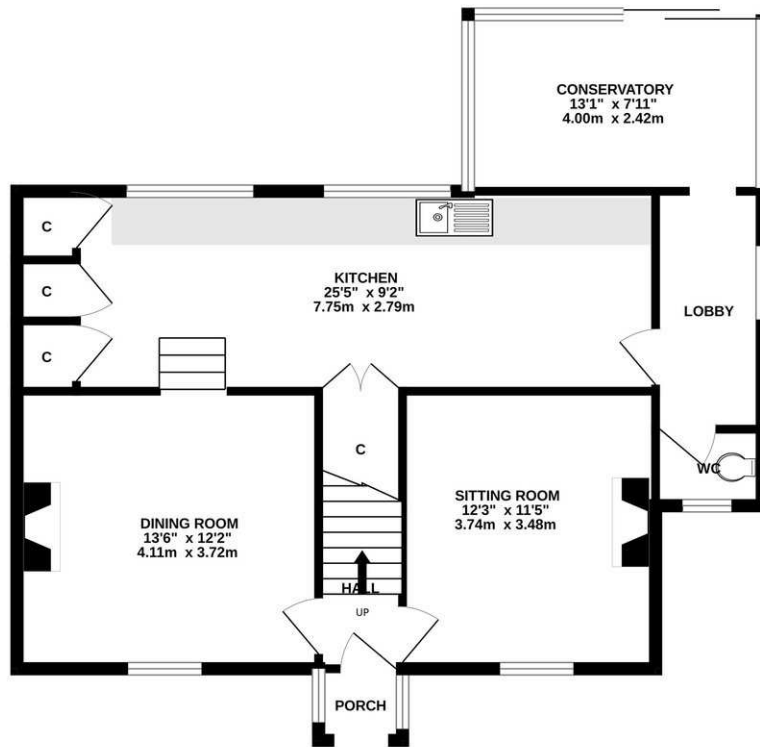
Outside, the property enjoys generous grounds with further potential for landscaping and off-road parking, whilst benefiting from a peaceful village setting.

Renovation opportunities within villages of this calibre are increasingly hard to find and viewing is highly recommended.

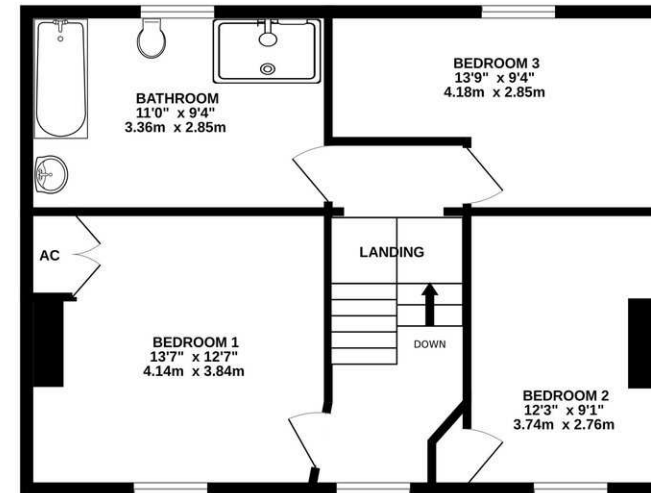
- Offered with no onward chain
- Rare renovation opportunity
- Three bedroom property with huge potential
- Scope to modernise, extend or reconfigure (STPP)
- Generous outside space with potential for parking
- Sought-after Somerset village location with excellent access links



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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