



£420,000

At a glance...



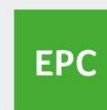
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**holland
& odam**

4 Norman Lane
Ashcott
Somerset
TA7 9QE

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed towards Bridgwater on the A39 passing through the village of Walton and into Ashcott. At the Ashcott Inn turn right into Middle Street. Follow the road along and take the second right into Norman Lane, the property will be found on your right hand side 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.

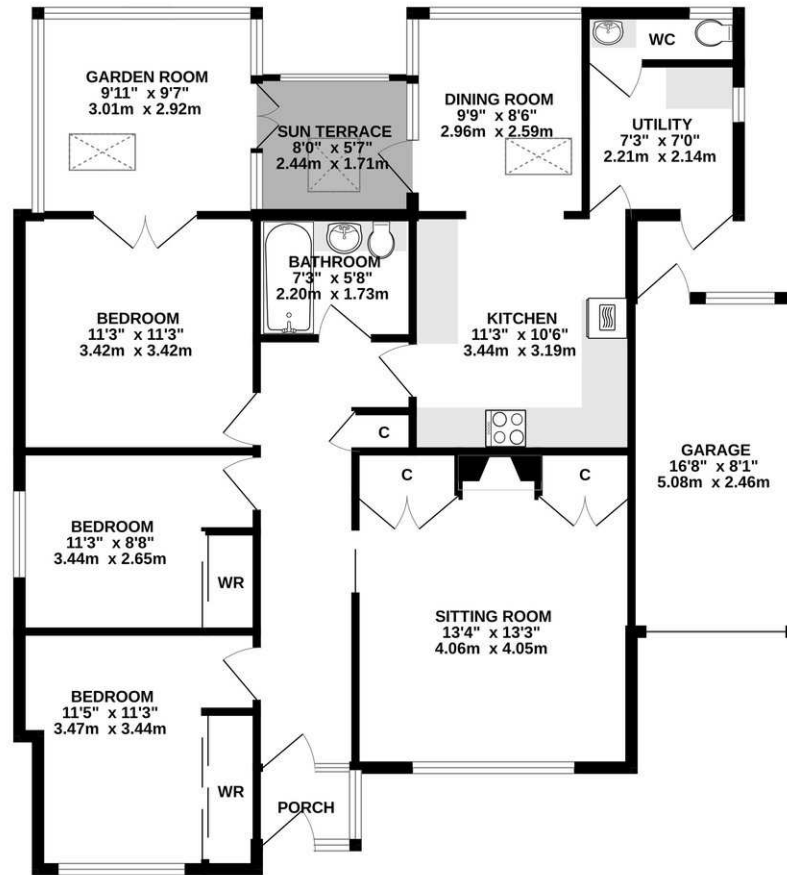
Insight

A deceptively spacious and extended three bedroom bungalow, set in a desirable village location and offering well-balanced accommodation throughout. The property also benefits from a south west facing garden, ideal for enjoying the afternoon and evening sun, along with ample driveway parking.

- Generous sitting room with a large front window filling the space with natural light, and a multi fuel stove serving as an attractive focal point.
- Attractive kitchen fitted with shaker style wall, base and drawer units, integrated oven and hob, and space for a free-standing fridge/freezer.
- A good size dining area with a high ceiling that adds to the feeling of space, windows framing lovely views over the garden, and direct access outside.
- Useful utility room with plumbing for laundry facilities, along with a convenient ground floor WC and space for coats and shoe storage.
- Three well proportioned bedrooms, two of which benefit from built-in wardrobe space, with one also providing access to the garden room.
- Versatile garden room providing an additional reception space, enjoying lovely views over the garden, an electric feature fireplace, and direct access outside.
- The property is serviced by a modern family bathroom fitted with a bath and shower over, vanity unit with storage and basin, and WC.
- Superb size south west facing garden with patio and seating areas, colourful flower-filled beds, mature fruit trees, lawn, vegetable beds, poly tunnel, storage sheds and greenhouse.
- Front lawn edged with mature hedgerow and flower borders, ample driveway parking for multiple vehicles including space for a motor home, and a garage with electric up and over door, power and light.



GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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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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