





£335,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band C



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Bridgwater for approximately 3 miles, passing through the village of Walton and into Ashcott. Upon reaching the Ashcott Inn, turn immediately right into Middle street. The property will be found a short distance after on the left hand side and easily identified by our for sale board.

Description

A well-proportioned three bedroom semi-detached chalet bungalow occupying an elevated position within a popular village location, offering versatile accommodation, ample driveway parking and beautifully kept gardens. The property is presented in good order throughout and provides attractive, practical living space suited to a range of buyers.

The property is entered into a central hallway, with doors leading to the principal ground floor rooms. To the front, the spacious sitting room enjoys a large bow window and feature gas fireplace, creating an inviting main reception space. Also positioned on the ground floor is a well-proportioned bedroom, offering flexibility as a double bedroom, guest room or additional reception space. The kitchen/breakfast room is fitted with a range of wall, base and drawer units, a built-in oven and hob, space for under-counter appliances and room for a table and chairs. From here, stairs ascend to the first floor, while there is also access out to the side of the property. A formal dining room provides space for family meals or entertaining and leads through to the conservatory, which offers an additional reception area overlooking the rear garden. A neatly presented shower room completes the ground floor, fitted with a corner shower enclosure, wash basin and WC. On the first floor, there are two further bedrooms. The principal bedroom is a generous double with walk-in wardrobe and en-suite shower room, while the second bedroom offers a versatile single room, ideal as a bedroom, dressing room, nursery or study.

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.





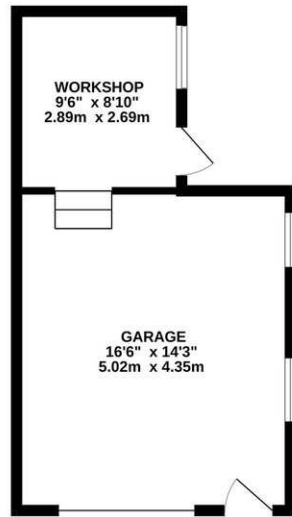
Externally, the property is approached via a large driveway providing ample off-road parking, alongside a lawned frontage with a striking mature copper beech tree and attractive flower and herbaceous borders.

To the rear, the beautifully landscaped garden is a delightful sun trap, featuring a patio, lawn, decorative shrub and flower-filled borders, summer house, shed and seating areas. The property also benefits from a single garage and adjoining workshop, complete with up-and-over door, power, lighting and useful pedestrian access.

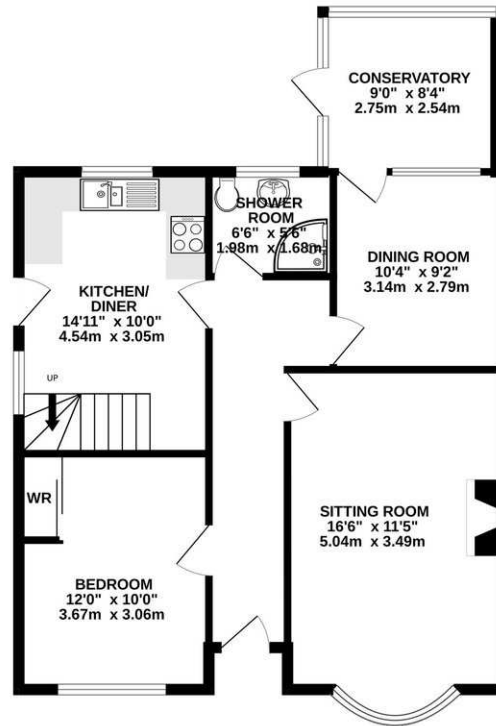
- Occupying an attractive elevated position within a popular village location, offering a pleasant outlook and strong kerb appeal.
- A generous main reception room with large bow window to the front and feature gas fireplace as an inviting focal point.
- Generous kitchen/breakfast room, well appointed with a range of units, built-in oven and hob, space for appliances, dining space and side access.
- Formal dining space ideal for family meals or entertaining, leading into a conservatory overlooking the garden.
- Versatile three bedroom layout arranged over two floors, with two well-proportioned double bedrooms and a flexible single bedroom.
- Beautifully landscaped gardens including a delightful rear sun trap with patio, lawn, mature planting, summer house, shed and seating areas.



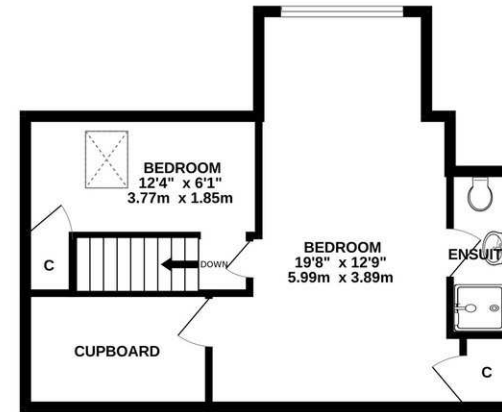
OUTBUILDINGS
318 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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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