

Robins

Ham Lane, Compton Dundon, TA11 6PQ

George James PROPERTIES

EST. 2014

Robins

Ham Lane, Compton Dundon, TA11 6PQ

Asking Price - £310,000
Tenure – Freehold
Local Authority – Somerset Council

Agents Note : The property is being offered with no onward chain

Summary
Robins is a delightful detached bungalow, thoughtfully extended and peacefully situated in this popular village. The bungalow occupies a nice size plot with attractive gardens to the front and rear with plenty of off road parking. The South facing rear gardens offer excellent privacy and have a lovely outlook towards Compton Beacon Nature reserve and Coombe Hill to the East. Accommodation includes kitchen with fitted appliances, bathroom, two double bedrooms and large sitting room/dining room with patio doors to the garden. There have been a number of improvements made by the current owner including installing a brand new central heating system compatible with the new high efficiency Grant air source heat pump. There are also recently installed and privately owned solar panels making this property extremely cost effective and efficient to run.

Amenities
Compton Dundon is an attractive village, lying in one of the most picturesque parts of Somerset between Somerton and Street. The village is surrounded by unspoilt countryside with wooded hills and public access to many footpaths. There is a very buoyant community which is based around the church, cricket pitch, pub and village hall. Somerton is a small Anglo Saxon town about 3 miles south whilst Street is 2.5 miles north. Both provide a wide range of facilities and amenities.

Services
Mains water, drainage and electricity are all connected. 3 year old Grant air source heat pump with 4 years remaining on a 7 year extended guarantee. Privately owned solar panels. Council tax band D. Full fibre broadband is available in the village.

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Agents note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.

Entrance Hall
With central heating thermostat, radiator and access to the loft space.

Kitchen *11' 3'' x 8' 0'' (3.44m x 2.45m)*
Double aspect room with windows to the front and side. Range of base and wall mounted kitchen units with single drainer sink. Built in eye level double oven and four ring hob with extractor. Integrated washing machine and undercounter fridge freezer: Radiator.

Sitting Room *17' 6'' x 8' 5'' (5.33m x 2.57m)*
With window to the side and radiator. Fire place housing modern cast iron multi-fuel burning stove. Opening to the dining room.

Dining Room *13' 11'' x 8' 7'' (4.24m x 2.62m)*
With patio doors leading to the garden with views towards Dundon Beacon Nature Reserve. Radiator.

Bathroom *6' 11'' x 5' 10'' (2.11m x 1.78m)*
With window to the side, bathroom suite comprising low level WC and wash hand basin. Panelled bath with shower over. Radiator and heated towel rail.

Bedroom 1 *12' 6'' x 9' 11'' (3.81m x 3.02m)*
With window to the front and radiator.

Bedroom 2 *13' 2'' x 7' 8'' (4.01m x 2.33m)*
With window to the rear and radiator. Built in cupboard housing recently installed hot water cylinder and immersion.

Outside
Vehicular access to a gravel parking area for several vehicles. The front garden has various raised vegetable/flower beds with gravel walkways. Access to the side leads to the garage.

Garage *17' 9'' x 9' 6'' (5.40m x 2.90m)*
With double doors to the front and rear and mezzanine storage space. Power and light connected.

The attractive South facing rear garden is completely private with a lovely outlook towards Dundon Beacon Nature Reserve. There are various seating areas and some raised vegetable/flower beds along with a garden shed. From the garden is a utility room with water and plumbing for a washing machine.



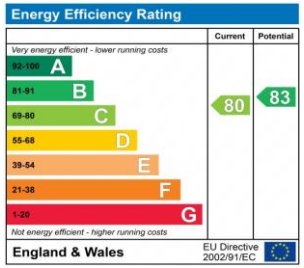





GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.











TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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The Property Ombudsman

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