

2 Polden Court | Ashcott | TA7 9DF

FREEHOLD

£275,000

PROPERTY SUMMARY

3  1  1  B 

Excellent presented, three bedroom semi detached house in the village of Ashcott with far reaching views has come to the market with NO onward chain. The property comprises of an entrance hall, living room, kitchen/diner, cloakroom, three bedrooms and a bathroom. Outside the property has a rear garden with a summer house, two parking spaces and to the front the property it has a courtyard garden. An early viewing is recommended.

ENTRANCE HALL

Doors to living room. Radiator. Stairs to first floor.

LIVING ROOM

11'10" x 13'0" (3.61 x 3.96)

Radiator. Under stairs storage cupboard. UPVC double glazed window to front. Through way to kitchen/ diner.

KITCHEN/DINER

11'9" x 15'2" (3.58 x 4.62)

Fitted kitchen with wall, drawer and base units with work surfaces over. One and a half stainless steel sink with mixer tap over. UPVC double glazed window to rear with far reaching views. Integrated electric oven and hob with cooker hood over. Integrated dishwasher. Space for upright fridge/freezer. Space and plumbing for washing machine. Radiator. Spotlights. UPVC double glazed door leading on to rear garden. Door to cloakroom.

CLOAKROOM

Low level WC, wash hand basin. Radiator. Spotlights. Extractor fan.

STAIRS TO FIRST FLOOR

LANDING

Doors leading to bedrooms one, two, three and family bathroom. Loft access. Spotlights. Airing cupboard.

BEDROOM ONE

14'0" x 8'7" (4.27 x 2.62)

Radiator. UPVC double glazed window to rear with far reaching views.



Semi Detached House

Living Room

Kitchen/Diner

Cloakroom

Three Bedrooms

Bathroom

Two Parking Spaces

Rear Garden

Village Location

No Onward Chain



INTERESTED IN THIS PROPERTY

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BEDROOM TWO

10'9" x 8'7" (3.28 x 2.62)

Built in cupboard. Radiator. UPVC double glazed window to front.

BEDROOM THREE

8'11" x 6'3" (2.72 x 1.91)

Radiator. UPVC double glazed window to rear with far reaching views.

BATHROOM

6'7" x 6'2" (2.01 x 1.88)

Three piece white suite consisting of low level WC, wall mounted sink and panelled bath with shower over. Shower screen. Wall mounted heated towel rail. Shaver point. Spotlights. UPVC obscured window to front.



REAR GARDEN

Laid with paving slabs enclosed with wooden fencing. Side gate leading two parking spaces. Summer house.

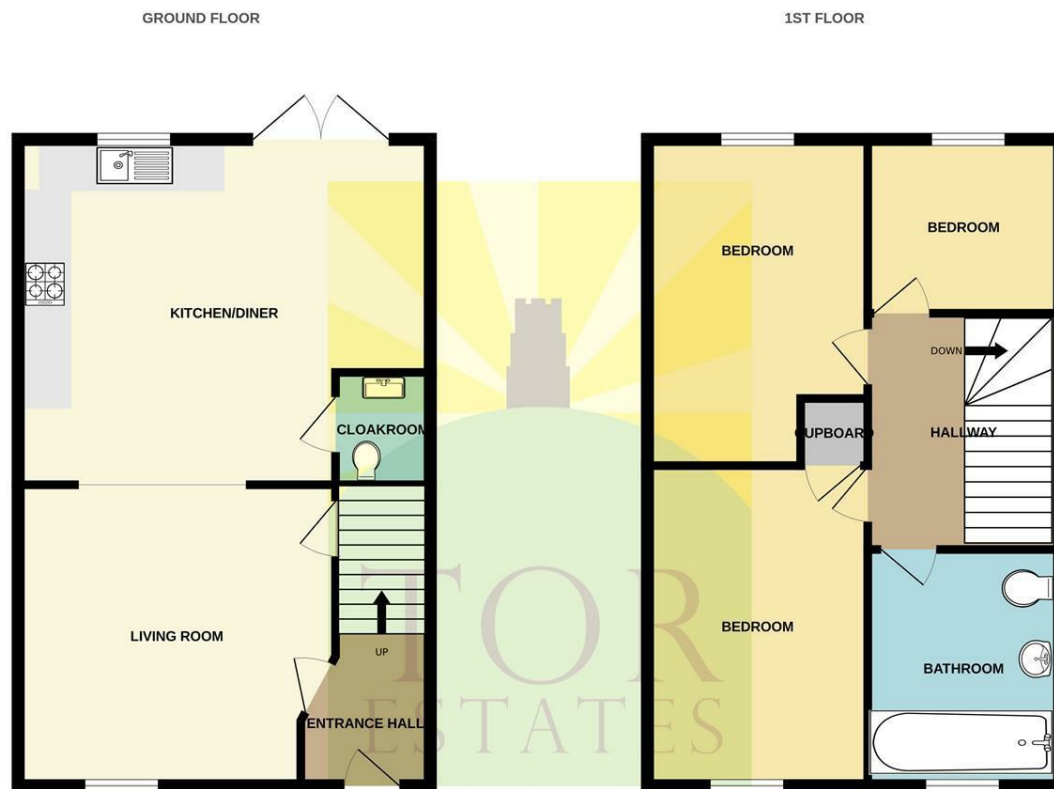
FRONT OF PROPERTY

Courtyard garden, laid with paving slabs.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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