



2 Moor Close

Compton Dundon, TA11 6PA

George James PROPERTIES

EST. 2014

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Compton Dundon, TA11 6PA

Guide Price - £360,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Extensively renovated by the current owners, this exceptional three-bedroom mid-terrace home offers beautifully presented accommodation throughout. The heart of the home is the stunning kitchen extension, complemented by underfloor heating across the ground floor, a spacious open-plan living/dining room, a useful utility room and a downstairs WC. Upstairs are three bedrooms and a contemporary family bathroom. Outside, the large landscaped rear garden enjoys breath-taking far-reaching countryside views, while a driveway provides convenient off-road parking. Located in the desirable village of Compton Dundon, this home offers the perfect balance of rural tranquillity and modern convenience.

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

The property benefits from underfloor heating to all ground floor rooms, with gas bottles providing upstairs heating and hot water. Mains electricity, water and drainage connected. Council Tax Band

What3words

///crouch.stud.stung

Entrance Porch 8' 6" x 4' 4" (2.58m x 1.31m)

Replacement front door leads to porch with radiator, opening leads to;

Entrance Hall

With stairs rising to first floor, space next to stairs for handy desk, underfloor heating, opening leads to;

Open Plan Sitting/Dining Room 23' 0" x 18' 8" (7m x 5.68m)

With window to front, underfloor heating, space for dining table and chairs and living room furniture.



Kitchen 15' 6" x 12' 4" (4.73m x 3.77m)

Beautifully fitted kitchen. With underfloor heating, striking, oversized roof lantern/skylight positioned above the kitchen island, contemporary multi-panel sliding/folding doors to rear garden, a range of matching wall and base units, double oven, integrated dishwasher, one and a half sink, 5-ring hob with extractor over, space for American style fridge/freezer.

Utility Room 12' 1" x 7' 11" (3.68m x 2.42m)

With door to shared side alley, downstairs WC, space and plumbing for washing machine and tumble dryer, side door to rear garden.

First Floor Landing

With window to front, access to attic.

Bedroom 1 12' 9" x 12' 1" (3.89m x 3.68m)

With window to rear, radiator.

Bedroom 2 12' 0" x 11' 6" (3.67m x 3.51m)

With window to rear, radiator.

Bedroom 3 8' 4" x 8' 1" (2.53m x 2.47m)

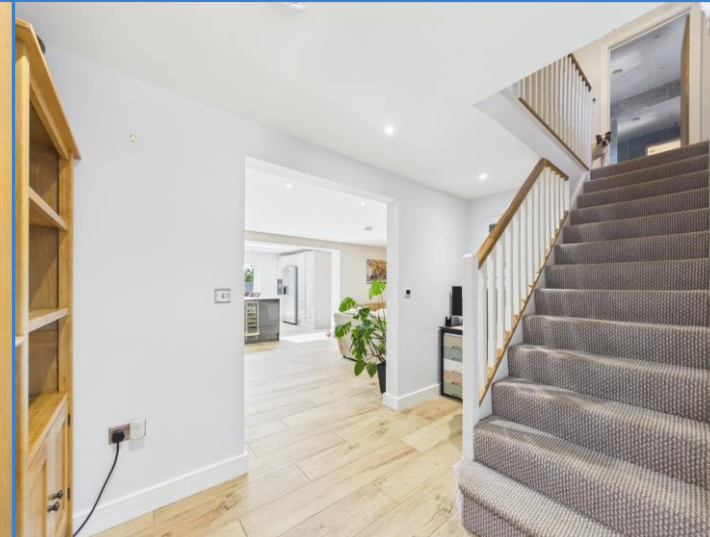
With window to front, radiator.

Family Bathroom

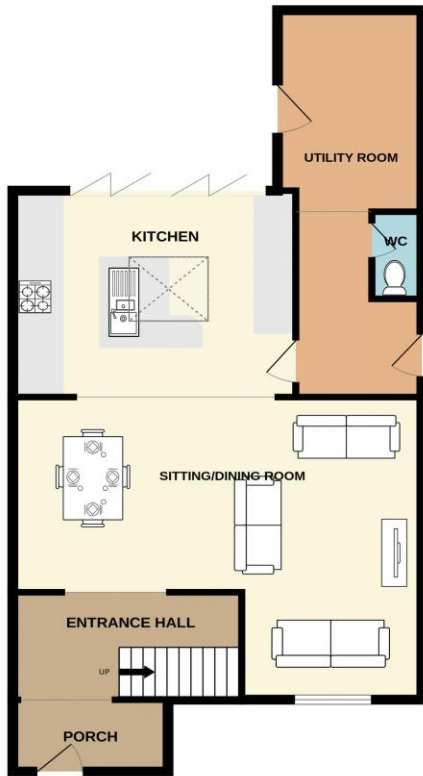
With window to front, long chrome heated ladder radiator, P-shaped bath with rainfall shower head, vanity sink and close coupled WC.

Garden

To the front is a recently landscaped driveway with parking for several cars, a shared alley leading to the utility room. The rear garden is a generous size and offers breath-taking views of the rolling countryside and hills in the distance. A large patio leads to a lawned area, with a further patio at the end of the garden with a storage shed/summerhouse. There is electrical power sockets, two taps and a sink.



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.

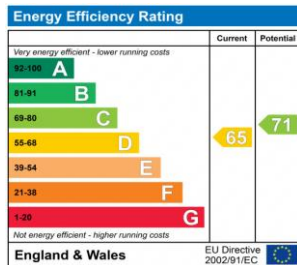


1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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