



£200,000

At a glance...



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**holland
& odam**

1 Kings Lane
Ashcott
Bridgwater
Somerset
TA7 9PW

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 and immediately left into Chapel Hill. At the top of the hill (School opposite), turn left into Ridgeway, proceed for approximately 100 metres and turn right and take the first left turning into Kings Lane where the property will soon be identified on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Agents Note

The property is offered for sale as seen. Our vendor client in this instance has never occupied the property and are unable to provide details about its condition. They make no representations regarding its state or quality and we welcome any survey of the property to be carried out in advance of an offer being made.



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

Set on the edge of the popular village of Ashcott, this three-bedroom semi-detached bungalow offers spacious and versatile accommodation arranged over two floors. The property is now in need of updating, providing an excellent opportunity for a new owner to modernise and personalise the accommodation to their own requirements. The property also benefits from generous gardens, and driveway parking.

On the ground floor, the property is entered via a porch which leads into the central hallway. To the left is the kitchen/dining area, with the bathroom located directly off the kitchen/diner. A conservatory provides additional living space and offers direct access to the rear garden. Also accessed from the hallway are the primary bedroom and the main living room, with the latter providing stairs to the converted loft accommodation.

Upstairs, the converted loft space provides two further bedrooms, offering useful additional accommodation and making the property a three-bedroom home overall. The rooms also provide flexibility for use as bedrooms, home offices, hobbies or additional living space.

Outside, the property benefits from front and rear gardens, with the rear garden offering a substantial amount of outdoor space and considerable scope for landscaping and improvement. The front garden incorporates a driveway providing off-road parking, together with side access leading through to the rear garden. There is also an outbuilding within the garden, providing useful storage.

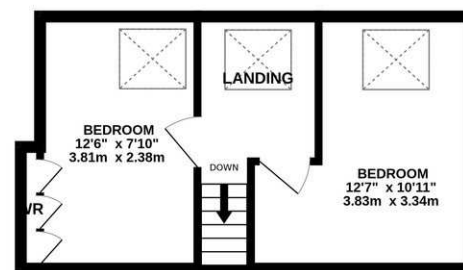
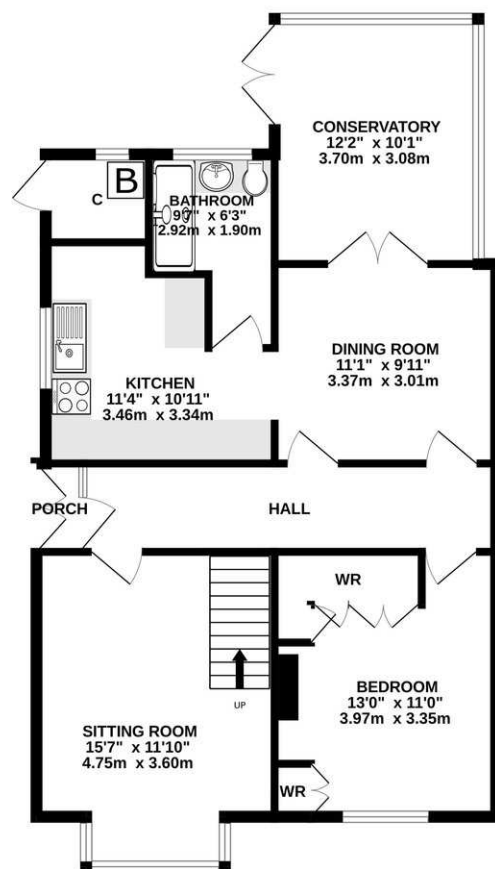


- Three-bedroom semi-detached bungalow
- Set on the edge of Ashcott village
- In need of updating throughout
- Two converted loft bedrooms
- Generous front and rear gardens with driveway and side access



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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