



£300,000

At a glance...



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**holland
& odam**

20 Berhill
Ashcott
Somerset
TA7 9QN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater for approximately 2 miles. Upon reaching the Walton Gateway Inn, take the next left onto Bramble Hill. At the junction at the top of Bramble Hill, turn right onto Berhill and No 20 will be found after a short distance on the left hand side.

Services

Mains electricity, water and drainage are connected. Electric heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Situated on the edge of the delightful village of Ashcott (population c.1186) which 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, village pub, 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.

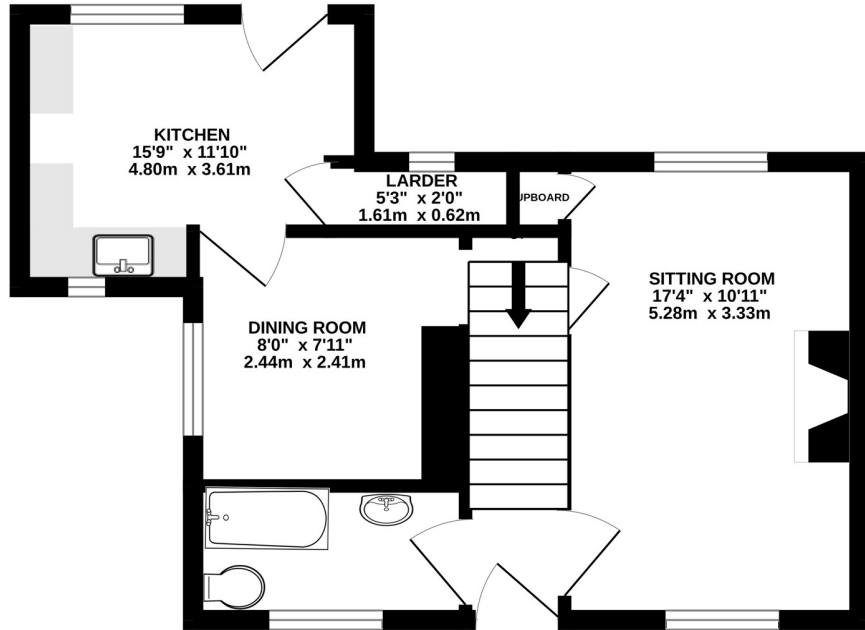
Insight

This type of property is rarely available and presents a golden opportunity for a purchaser seeking something with potential to put their own stamp on and/or extend (STP). Set in a large south facing plot and backing onto open countryside, it offers three bedrooms, two reception rooms and a kitchen/breakfast room. Available with NO ONWARD CHAIN.

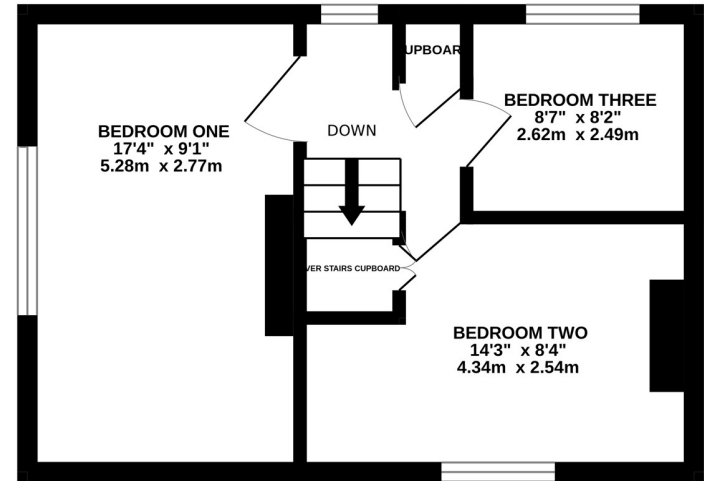
- Set back from the road in a large well screened plot with plenty of parking to the front and an extensive south facing rear garden backing onto open fields
- Great opportunity as a doer upper or a home of your own to improve, extend (STP) and grow with the family
- Spacious principal bedroom of 17'4" with stunning views all the way to The Tor and two further bedrooms of a double and single, both with countryside views.
- Benefits from an extension that provides a decent double aspect kitchen/breakfast room with Belfast sinks and large walk-in larder.
- Double aspect sitting room with views over the garden, an open fireplace, parquet flooring and shelved storage cupboard.
- Separate dining room, with a window to the side, fire surround and under stair storage cupboard, adjoins the kitchen.
- The property benefits from double glazing throughout and night storage heaters in some rooms, Early viewing advised to avoid disappointment.



GROUND FLOOR



1ST FLOOR



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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