



£625,000

*At a glance...*



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**holland  
& odam**

Woodpeckers  
8 Monks Drive  
Shapwick  
Somerset  
TA7 9NL

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street proceed on the A39 towards Bridgwater, passing through the villages of Walton and Ashcott and shortly after passing the Albion Inn on the left, turn right signposted to Shapwick. Follow the road down the hill and negotiate the sharp right hand bend and continue into the village. Pass the church on your left and continue passing 'Shapwick School'. Turn left into Monks Drive and the property is the second on the left hand side.

## Services

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

Solar panels owned by the property and generate an income of approx £2000.00 per annum.

For information regarding broadband and mobile coverage, go to [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

The property is situated in the desirable Polden Hill village of Shapwick which is set amidst scenic Somerset countryside. Primary schooling can be found in the neighbouring villages of Catcott and Ashcott and the thriving town of Street is within approximately 5 miles with its sporting and recreational facilities including both indoor and open air swimming pools and Strode Theatre. The nearest M5 motorway interchange at Dunball, Bridgwater is within 8 miles with Bristol, Bath and Taunton 38 and 23 miles distant respectively.

## Insight

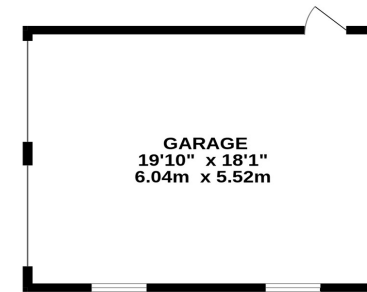
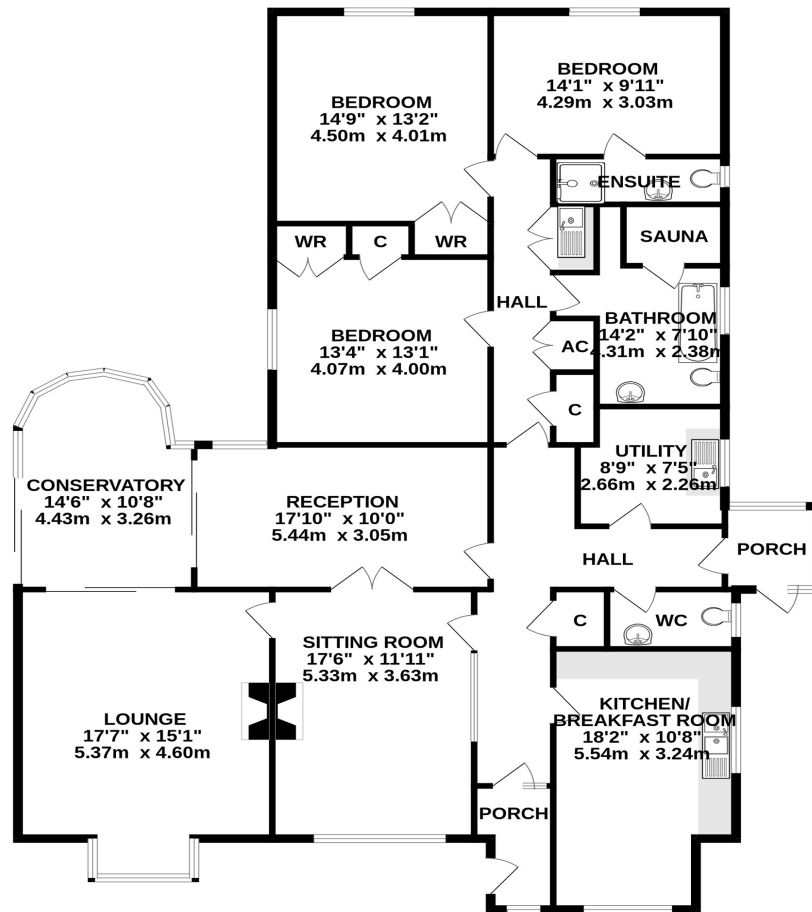
Nestled within the popular Polden village of Shapwick, Woodpeckers is an attractive stone built three bedroom bungalow with plenty to offer. Set back from the main road the bungalow occupies a superb plot affording wrap around garden, driveway parking for multiple vehicles and double garage. Viewing is highly advised to truly appreciate what is on offer here. Available with no onward chain and vacant possession.

- A versatile home although in need of modernisation, perfect for those looking to put their own stamp on a property.
- Offering a spacious porch, large entrance hall, ample storage space, utility room conservatory and scope to extend (STPP and consents).
- Boasting four reception rooms; a good sized sitting room and light and airy living room both with feature fireplace, formal dining room which is perfect for entertaining with access out to the fabulous bright conservatory.
- Well proportioned kitchen/breakfast room which is fitted with a range of wall, base and drawer units, ample worktop and space for under counter appliances with space for dining table and chairs.
- Affording three bedrooms which would be considered good sized doubles, all enjoying views out to the garden. Two have the added benefit of built in storage space and the third with its own en suite.
- Serviced by the family bathroom comprising panelled bath, wash basin, WC and the unique feature of a wooden sauna.
- Marvellous sized wrap around garden mainly laid to lawn encompassing large raised patio to the side, mature flowering borders and hedge row, greenhouse and established trees.
- Benefiting from driveway parking for multiple vehicles leading up to the double garage which has been fitted with electric up and over doors, power and light.



GROUND FLOOR  
2134 sq.ft. (198.3 sq.m.) approx.

GARAGE  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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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