



£180,000

At a glance...



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**holland
& odam**

1 Homefield
Withy Hays Road
Charlton Adam
Somerton
Somerset
TA11 7BL

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place follow Broad Street into North Street and turn right at the mini roundabout and at the T junction turn right onto B3151. Take the first right onto B3153 and follow the road under the railway bridge and continue up the hill. Take the next right onto Kingweston Road and follow the road into Charlton Mackrell. Take the second left onto Station Road and continue under the railway bridge. At the junction, turn left and follow the road into Charlton Adam. Continue around the next couple of tight bends and turn right into Neville Close. Follow the road around to the left into Withy Hays Road and the property can be found on your right hand side, indicated by our board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Charlton Adam attractive and traditionally social village with a public house, village hall and church. The village sits in some attractive countryside a short motoring distance to the north of the A303 with Castle Cary lying to the northeast, the historic Abbey town of Sherborne and the local regional centre of Yeovil to the south and the Somerset town of Somerton to the west. Sporting, walking, and riding opportunities abound within the area with golf clubs at Wheathill, Long Sutton and Sherborne while the region is well known for both its public and privately funded schooling. Adjoining village Charlton Mackrell has its own Church of England Primary School. Communication links are good with main line stations at Castle Cary and Sherborne linking directly with London Paddington and London Waterloo respectively while road links are along the A303 joined at Podimore giving swift access to London and the Home Counties along the M3, M25 route.

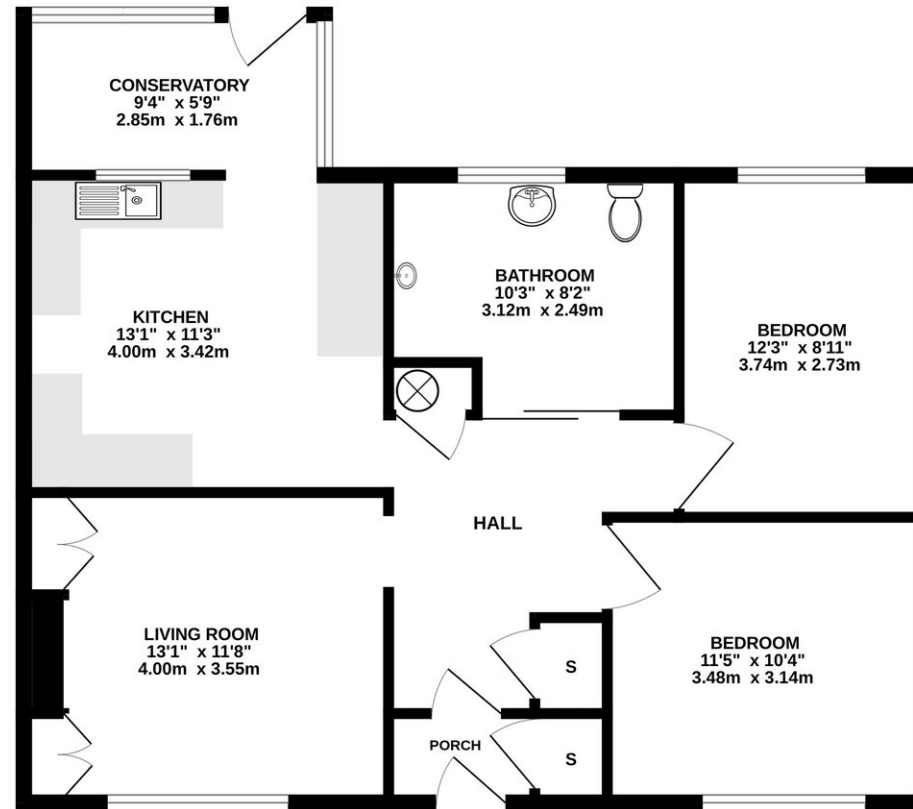
Insight

Situated in the village heart of Charlton Adam, this end of terrace bungalow presents an opportunity for those looking for a project to add their own individual style. While the property requires updating throughout, its generous accommodation and excellent layout offer immense potential. As you enter the bungalow, you are welcomed by a spacious entrance hall that leads to all rooms including a living room, generous kitchen diner and a useful utility giving access to the rear garden. The property boasts two well-proportioned double bedrooms and a large wet room completes the layout, designed with accessibility in mind, making it particularly suitable for wheelchair users. Outside, you'll find gardens to the front and back with a rural outlook to the rear, overlooking a neighbouring paddock. On-road parking is conveniently available directly outside the property within a layby, ensuring easy access. Offered with no onward chain.

- A rare opportunity to purchase a conveniently situated bungalow in the heart of this desirable village
- Requiring updating throughout, this bungalow is a blank canvas awaiting a creative touch
- Generous accommodation providing space and comfortable living
- Double glazed throughout and heating is via wall mounted electric heaters/ night storage
- On-road parking via front layby (first come first serve and not part of the property title)
- No onward chain



GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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