

£265,000

At a glance...



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**holland
& odam**

Rose Cottage
Queen Street
Keinton Mandeville
Somerton
Somerset
TA11 6EG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow Broad Street and at the mini roundabout turn right onto Horse Mill Lane.

Continue down the hill and turn left at the T Junction onto B3151 and first right onto B3153 towards Keinton Mandeville.

Follow the road for approximately 5 miles and you will eventually enter the village.

Turn right after the village stores, onto Queen Street and the property can be found shortly on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Keinton Mandeville is a popular village set amidst gently rolling countryside, 5 miles east of Somerton. The village provides a pub The Quarry Inn, well regarded primary school, play park, village stores, church and active village hall where there is also a day surgery. The renowned Millfield Senior School on the outskirts of Street is 5 miles. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles.

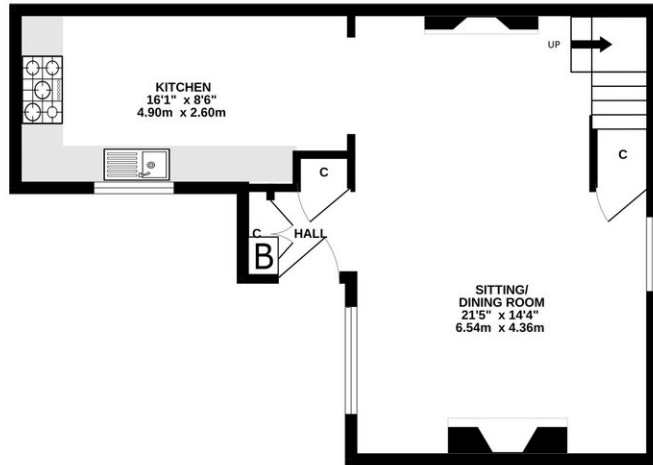
Insight

This three-bedroom semi-detached cottage boasts charm and character throughout, presented over three floors, seamlessly blending modern living with classic features. The entrance hall is complete with convenient hanging and cupboard storage and leads to the open-plan living and dining room, boasting an open fireplace at one end and a feature electric fireplace at the other. The well-appointed kitchen is designed for functionality, offering ample storage and a fitted range cooker, with space for under counter appliances and freestanding fridge-freezer. The first floor hosts a double bedroom equipped with fitted wardrobes, alongside a single bedroom featuring a practical storage cupboard. The spacious bathroom offers a freestanding roll-top bath and a separate shower unit for everyday convenience. Ascending to the second floor, you find an additional double bedroom and extra storage cupboards, providing plenty of space for family or guests. Outside, the property is complemented by a small, low-maintenance garden to the front, perfect for enjoying the outdoors without the upkeep. Parking is conveniently available on the roadside just outside the gate.

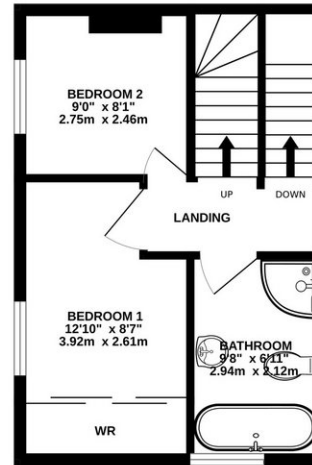
- Character cottage in the heart of Keinton Mandeville
- Constructed from local quarried Blue Lias stone, with accommodation over three floors
- Lovely open-plan living accommodation on the ground floor, combining modern living and period features
- Gas central heating and double glazing throughout
- Three bedrooms and a bathroom featuring roll-top bath and separate shower unit
- Low maintenance garden to the front, fully enclosed by natural stone walling
- On road parking available by front gate



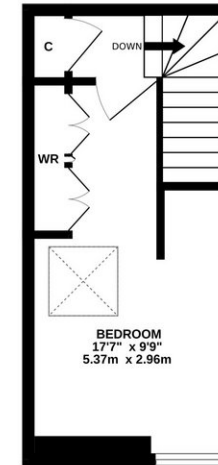
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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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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