





£419,950

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

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Energy Rating D

Council Tax Band



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads (King William Pub opposite), turn left and continue along Broadway into Edington. Pass the Edington Chapel on your left hand side and the property will be found on the right and identified by our For Sale Board.

Description

Detached 1960s property in the heart of Edington village, having been a family home for 43 years, now offers an opportunity to update or indulge in the 60s era but in any event with great potential for extension STPP. The bright accommodation offers 3 receptions on the ground floor and four double bedrooms on the first floor. Nicely positioned in it's plot it offers good sized gardens to front and rear with space to either side.

The covered porch leads to the glazed entrance door opening into a spacious hallway. Here the stairs rise to the first floor and doors give access to the ground floor WC, kitchen and double doors open to the lounge. This room offers an open chimney breast with an inset multi-fuel burner, double aspect windows to the front and side and sliding doors through to the study. The study has a part glazed floor to ceiling window overlooking the rear garden and a further door to the kitchen. Here is another large window overlooking the garden and a range of cream fronted wall and floor units, giving space for free standing, dishwasher, washing machine, electric cooker and under counter fridge. The kitchen leads into a double aspect dining room, with a window to the front and French doors to the garden. Tucked in the corner is a large walk in larder/storage cupboard. Upstairs, The hallway leads to the bathroom, all the bedrooms rooms and gives access to the laundry cupboard and loft hatch. There are two spacious double bedrooms, one to the front with built in mirror fronted wardrobes to one wall, and the other to the rear with two built in cupboards and double aspect windows to the side and rear. The two further bedrooms are smaller doubles, one with a large over stairs storage cupboard and the other with view to the rear garden. The spacious family bathroom is fitted with a white suite of bath with mains shower over, WC and pedestal basin with an obscured window to the rear. The layout of the landing, with the window to the side, lends itself to an extension(STPP) over the garage/dining room as indeed the neighbouring property have done

Location

The desirable village Edington is conveniently located for access to the nearby A39 and the M5 junction 23, within five miles. The village offers local amenities including, Village Hall, Doctors surgery and Post Office/CO-OP supermarket at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. The location lends itself to a range of primary and secondary educational facilities, with buses to the highly regarded independent schools in Taunton, Wellington and Street, (Millfield). The undeveloped countryside of the Polden Hills with many quiet lanes, footpaths and bridleways, including drove ways providing riding possibilities, as well as dog walking and cycling. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village shopping outlet.



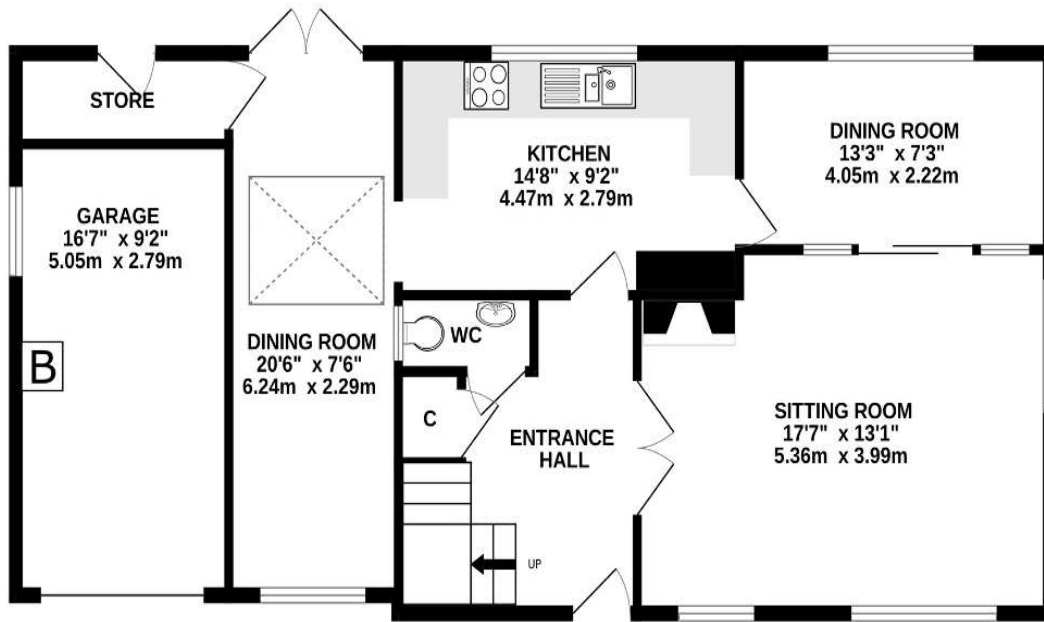


The generous mature plot is quite a feature offering good sized well screened gardens all round. The front of the property is well set back from the village road with privacy from the abundance of mature shrubs and plants. The driveway gives access to the single garage, which houses the recently installed oil fired boiler, and a parking area. To the left hand side is a gate leading to a sheltered courtyard, where you will find the oil tank and plenty of space for storage and bins. The rear garden is framed by mature trees and shrubs is mainly laid to lawn with two decked seating areas and great privacy overall.

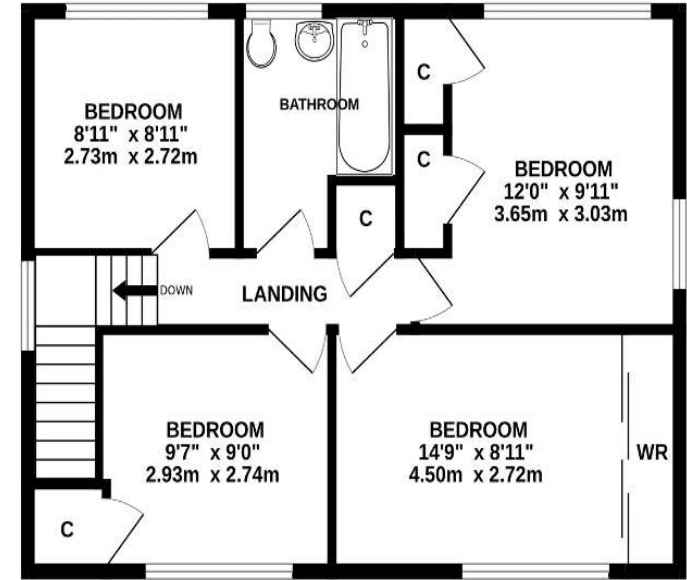
- Great opportunity to upgrade, upcycle and extend.(STPP)
- All windows and doors have been replaced with double glazed units
- Recent oil fired boiler and tank installed for central heating & hot water
- Multi-fuel burner in the lounge
- Good sized mature and private plot
- Walking distance to the local surgery and co-op
- On a public bus route
- Mains drainage & water.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.6 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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