



£295,000

At a glance...



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**holland
& odam**

45 High Street
Ashcott
Somerset
TA7 9PZ

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 3.5 miles, passing through the village of Walton and into Ashcott. Upon reaching the Ashcott Inn turn right into Middle Street. Turn first left into Chapel Hill. At the crossroads turn right into High Street, passing the village hall on your right, the property will be found on the 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

The delightful village of Ashcott (population c.1186) 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, two inns at the village centre, village store 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.

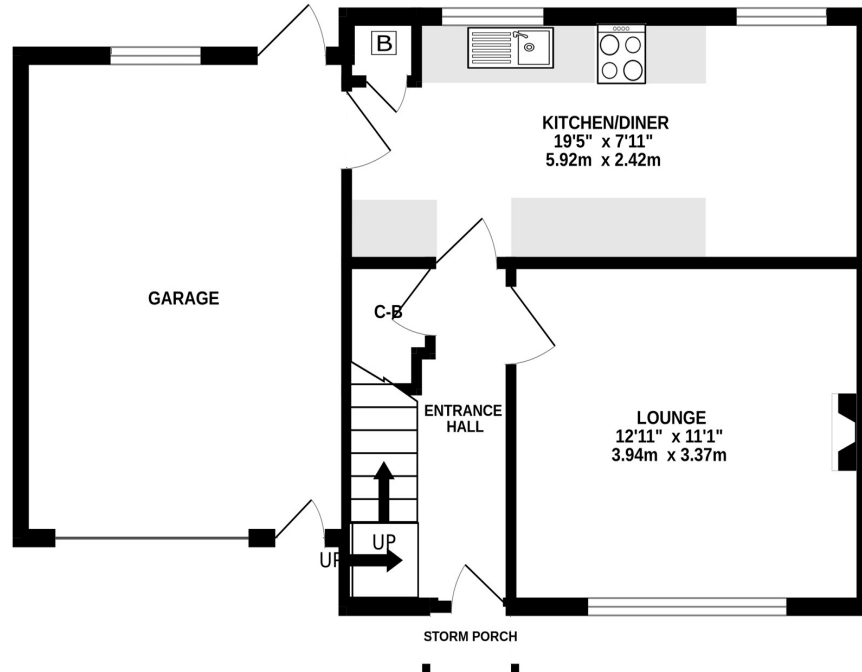
Insight

NO ONWARD CHAIN. An exciting opportunity to purchase this mature three bedroom semi-detached house offering enormous scope to extend (subject to planning permission and necessary consents) with ample parking, large front and rear gardens.

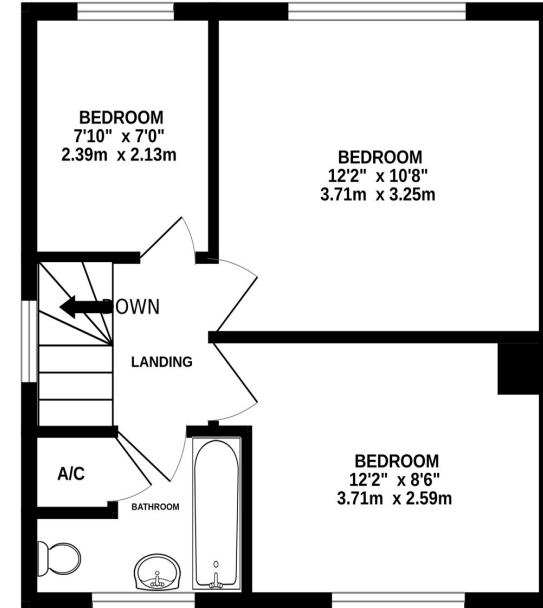
- Ideally situated in this popular Polden Hill Village. Available with vacant possession and no onward chain.
- Enormous scope to extend subject to planning permission and consents, perfect for those looking to put their own stamp on their home.
- Enjoying a bright and airy sitting room that is flooded with natural light from the large window overlooking the front garden.
- Good size kitchen/diner which has been fitted with a range of wall, base and drawer units, sink unit, built in oven and hob with space for free standing appliances.
- Affording three bedrooms; two of which would be considered well proportioned doubles which have ample space for free standing furniture.
- The family bathroom comprises panelled bath with shower over, vanity unit with sink and WC.
- Fully enclosed superb sized rear garden, mainly laid to lawn for ease of maintenance. Good size tiered front garden with flowering shrub borders.
- Driveway tandem parking for multiple vehicles which leads up the the garage which is fitted with an up and over door.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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DISCLAIMER

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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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