



£200,000

At a glance...



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**holland
& odam**

1 Burts Cottage
Peak Lane
Compton Dundon
Somerset
TA11 6NZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the B3151 towards Somerton and upon entering the village of Compton Dundon continue until reaching the thatched cottage opposite the memorial and turn right into Ham Lane. Proceed for half a mile and negotiate a sharp left hand bend, continue up the hill and along Peak Lane. The property will be found on the right-hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

The property is situated in the unspoilt rural hamlet of Dundon near the Parish Church set amongst scenic countryside providing picturesque walks. Compton Dundon lies within one mile and has a village inn, the Castlebrook. The thriving centre of Street is some three miles and is home to Millfield Senior School and the Clarks Village complex of factory shopping outlets. Street also offers sporting and recreational facilities including both indoor and open air swimming pools, tennis, football, cricket, bowls etc, Strode Theatre and a range of pubs and restaurants. The ancient town of Somerton is approximately three and a half miles, and access to the M5 motorway at Junction 23 Bridgwater is within 15 miles.

Insight

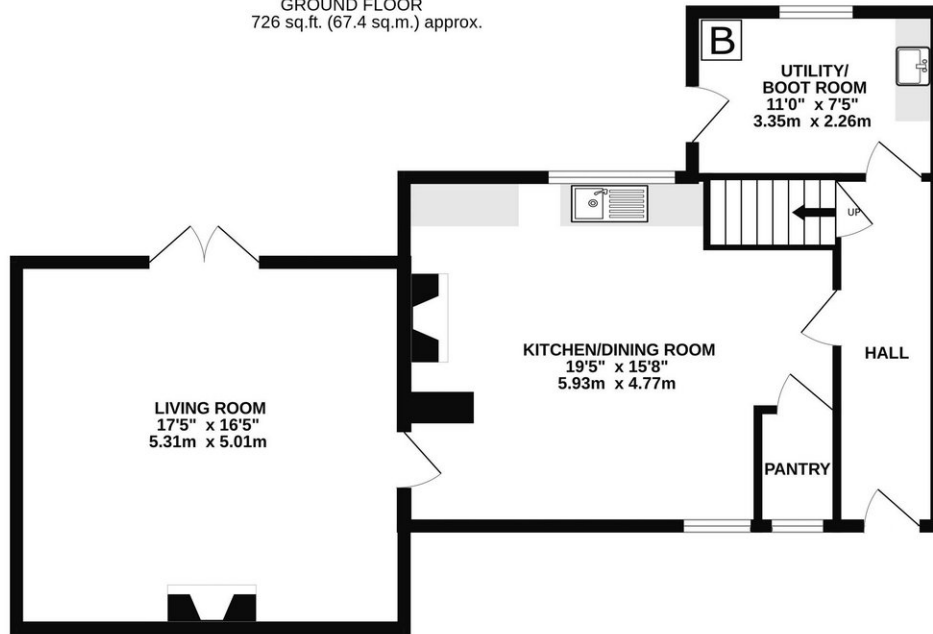
For sale by auction on 20th September 2024 in conjunction with City & Rural Property Auctions

A charming and well-proportioned semi-detached thatched cottage available with no onward chain and vacant possession. Said to be one of the oldest properties in the village and retaining some lovely character features that will make this an exciting project for buyers to make a home their own. Set within a decent sized plot and boasting a south facing garden with ample off-road parking and complimented by a quiet edge of village location.

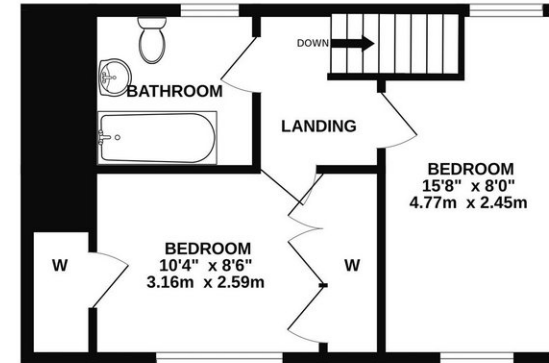
- *For sale by auction on 20th September 2024 in conjunction with City & Rural Property Auctions*
- Superb size kitchen/diner boasting original flagstone floor and large inglenook fireplace. Fitted sink and base units with worktops and a pantry.
- Dual aspect sitting room with fireplace, flooded with natural light from French doors that open onto the patio and garden beyond.
- Two double bedrooms with built-in storage, good ceiling height and sloped ceiling, and bathroom comprising bath with shower over, wash basin and WC.
- Practical attributes include ample parking, large boot/utility room housing the oil fired boiler and a wide entrance hall with flagstones.
- Garden enjoying an excellent degree of privacy comprising a patio, lawn, established silver birch, potting shed and vegetable plot beyond, much like the cottage some work is needed here.
- Whether you are looking for that dream retirement cottage or a family home that can grow with you this will fit the bill providing scope to extend subject to planning permission and consents.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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