



£459,950

At a glance...



3



3



1



EPC

D



COUNCIL
TAX

E

**holland
& odam**

Cobnor
Compton Dundon
Somerton
TA11 6PP

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, turn left onto Broad Street and follow the road to the mini roundabout where you will turn right. At the T junction turn left onto B3151 and follow the road through Littleton towards Compton Dundon, for approximately 3 miles. Upon entering the village, the property can be found shortly on your right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Compton Dundon is a rural village having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and close to A37 connecting you to the coast in less than an hour. A highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church. The thriving town of Street provides an excellent range of shopping facilities and everyday amenities and home to prestigious Millfield School. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.

Insight

This large detached property in the centre of Compton Dundon presents an exciting opportunity for those looking to find a home with an impressive footprint.

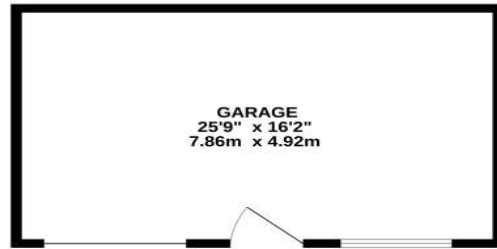
Offering spacious accommodation throughout comprising; large entrance hall, living room, dining room, galley kitchen, study, downstairs WC. The first floor provides a spacious and light landing with access to three double bedrooms with built in wardrobes and a family bathroom.

Externally, there is a courtyard style frontage and an enclosed rear garden with driveway and outbuilding comprising a garage and workshop.

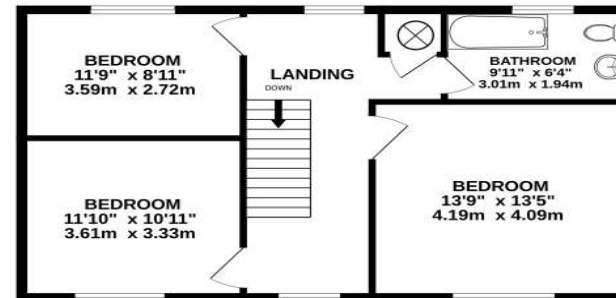
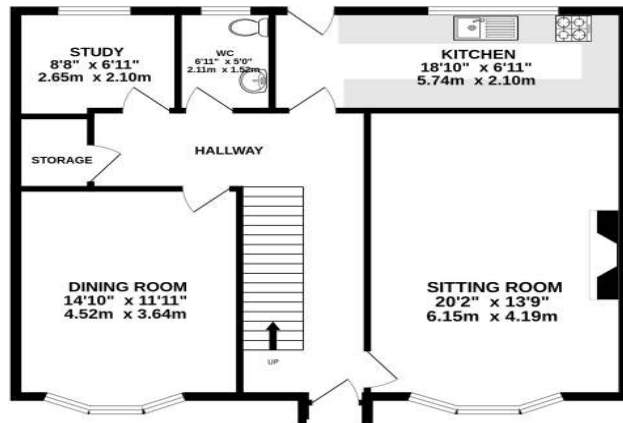
- Detached house offering spacious accommodation
- Central to the village, within close proximity to The Castlebrook Inn and village hall and easily accessible to Somerton and Street for more comprehensive amenities
- Three reception rooms and three double bedrooms
- Enclosed rear garden with the additional of a useful garage/workshop, perfect for those requiring storage and extra space for hobbies
- Oil central heating and the property is double glazed throughout
- Offered with no onward chain



GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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.
Made with Metropix ©2024

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 785100**