



£425,000

At a glance...



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**holland
& odam**

The Nook
Station Road
Wanstrow
Somerset
BA4 4SZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Bruton, take the A359 towards Wanstrow. Continue along passing Read Agricultural services on your left and under the railway bridge. After a short distance the Bungalows will be found on the right hand side and identified by our For Sale board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Wanstrow is a quiet village situated approximately 5 miles between the highly sought after towns of Bruton and Frome. The village boasts a village hall offering a range of community activities, local pub serving a variety of food and drink, car garage, church and children's play park. The bustling towns of Bruton and Frome both offer a superb range of shops, boutiques, restaurants including fine dining, cafes, art galleries and well-connected public transport links.

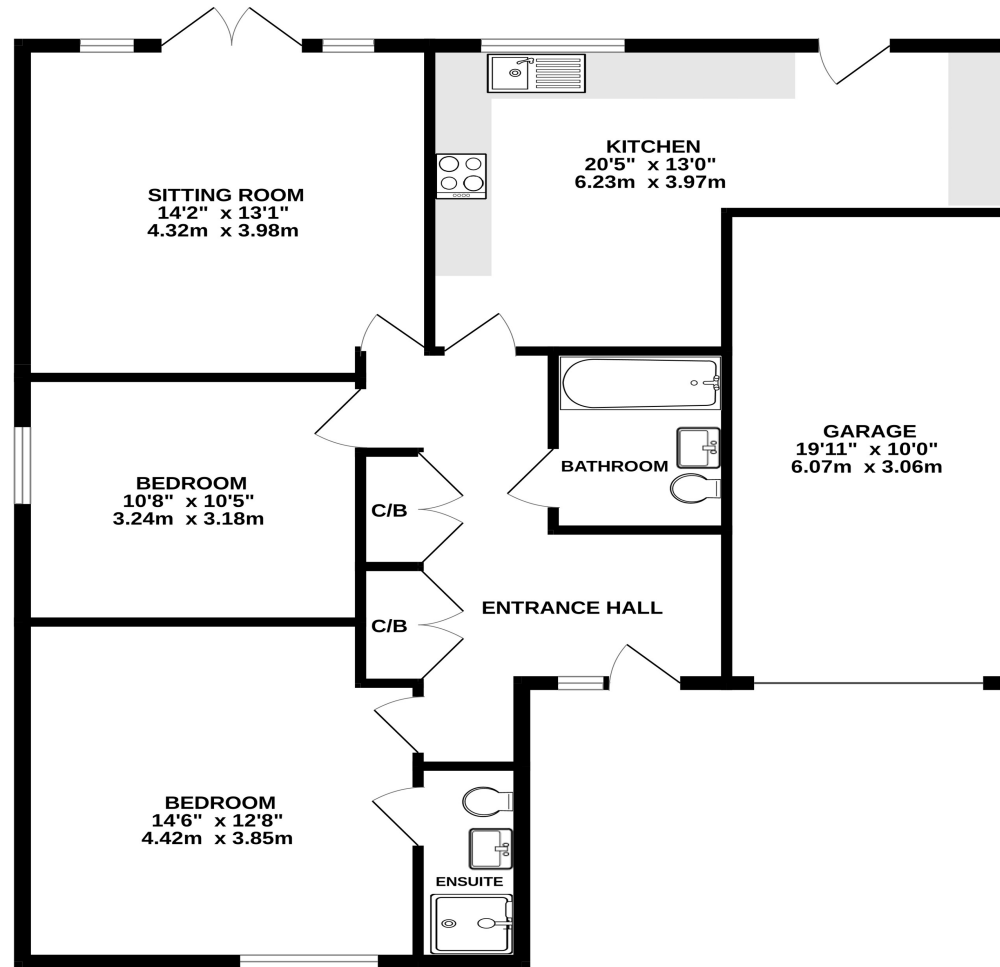
Insight

This brand new, link detached two-bedroom bungalow offers the perfect blend of modern living and peaceful countryside charm. Spacious throughout and thoughtfully designed, this well-appointed home features tasteful fixtures, fittings and décor, perfect for those looking to simply drop their bags and settle in.

- Enjoying delightful views over the surrounding countryside, it's perfectly situated on the edge of a charming village, offering the best of both peace and convenience.
- Well-proportioned sitting room which is filled with natural light streaming through elegant double doors that open directly onto the garden, bringing the outdoors in.
- Stunning L-shaped kitchen which has been fitted with a comprehensive range of wall, base and drawer units and 'Neff' integrated appliances and space for washing machine and tumble dryer.
- Affording two generously proportioned double bedrooms with the principal benefiting from its own en suite shower room comprising shower enclosure, wash basin and WC.
- The stylish, modern family bathroom includes a vanity wash basin with storage, WC, separate bath, and a sleek shower enclosure for a blend of comfort and elegance.
- The low-maintenance rear garden is mainly laid to lawn, with a patio area perfect for relaxing, offering superb views over the picturesque countryside.
- Well manicured lawn to the front of the property with gravel driveway leading up to the integral garage which has been fitted with power and light.
- The property benefits from the following - underfloor heating throughout, triple glazed UPVC windows and double glazed doors, solar panels and battery storage.



GROUND FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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