



£409,950

*At a glance...*



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**holland  
& odam**

18 Middle Street  
Ashcott  
Somerset  
TA7 9QD

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



### Directions

From Street take the A39 towards Bridgwater. Proceed into Ashcott where a pub called the Ashcott Inn will be located on the left hand side. Turn right immediately opposite into Middle Street. Proceed a short distance where you will find the property on the right hand side.

### Services

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

### Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold



## Location

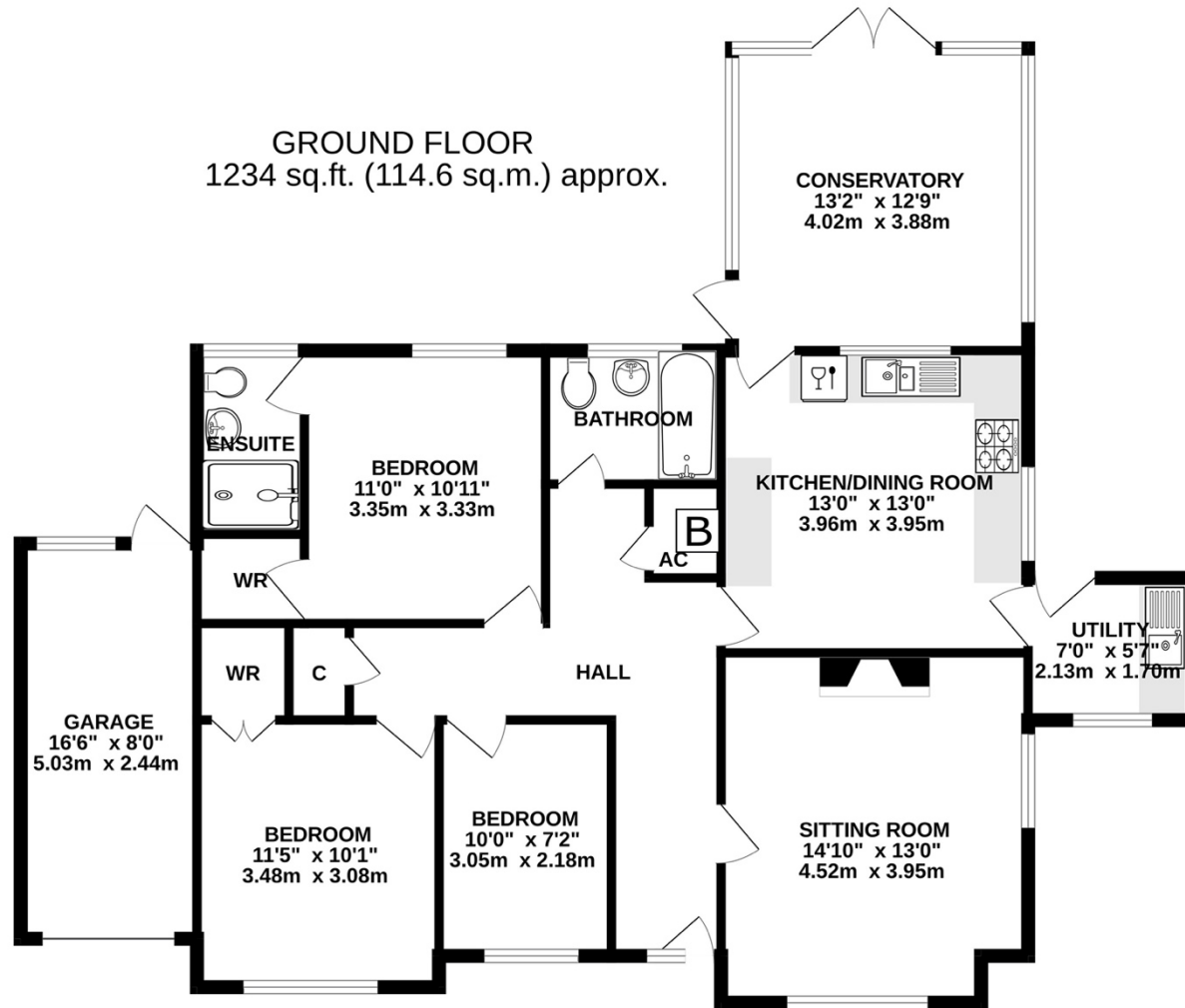
The delightful village of Ashcott (population c.1186) sits part way along the Polden ridge, having wonderful rural views of the Somerset Levels and its various tributaries, all situated some 5 miles south-west of Glastonbury. At its heart is the historic Church of All Saints, an early 15th century building, 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 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

A superb opportunity to purchase a beautifully presented link-detached bungalow affording comfortable and versatile living space that is well proportioned throughout, together with meticulously tended gardens this home is sure to appeal to a range of buyers. Immaculately maintained throughout, buyers can either move straight in and for those looking for further potential there is scope to extend upwards into the large loft area (subject to planning permission and necessary consents). Occupying an elevated position in the popular village of Aschott.

- ☞ This property affords many practical features including spacious entrance hall with storage cupboard and separate airing cupboard, a utility room with access onto the garden and double glazing throughout
- ☞ The sitting room is both light and spacious, cosy up next to the multi-fuel stove which also provides an attractive focal point being set on a granite hearth with stone surround and mantle
- ☞ An attractively appointed kitchen/diner comprises ample base, wall and drawer units, sink unit, good worktop space and built-in appliances including dishwasher, double oven, electric hob and tall fridge/freezer
- ☞ The generously proportioned conservatory is a superb addition to the home, providing extra reception space and a delightful outlook over the garden with French doors opening onto the patio terrace, together providing excellent entertaining space
- ☞ Enjoying three bedrooms including a master bedroom with walk-in wardrobe and stylish en-suite and the second bedroom with built-in wardrobe has plenty of room for freestanding furniture. The third bedroom is suitable as a small double.
- ☞ Beautifully landscaped front and rear gardens together comprise well-tended lawns, established borders, patio, side access, wood and refuse storage. Boasting ample parking on the drive and large front pull-in plus garage with power, light and garden access





TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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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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