

# Chancellor Road

Walton, BA16 9RX

COOPER  
AND  
TANNER



## Asking Price Of £350,000 Freehold

A superbly presented detached house, tucked away at the end of this sought after cul-de-sac in the popular village of Walton. With generous extended living space, driveway parking, a single garage and good size garden backing onto fields, this makes for an ideal family home.

# Chancellor Road

## Walton

### BA16 9RX



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EPC C

## Asking Price Of £350,000 Freehold

### ACCOMMODATION:

The property is accessed from the side elevation where you are welcomed by a spacious entrance hall with doors leading to the main sitting room, the kitchen/diner and to a cloakroom with WC and hand wash basin. Stairs rise to the first floor landing, beneath which is a large under-stairs cupboard for shoes and coats. The sitting room is a very good size with large front aspect windows letting in plenty of light, and there is a stove style electric fire adding a cosy feature to an airy space. The open-plan kitchen/diner offers a spacious and sociable area, with the kitchen comprising a range of base and eye level units, integrated ovens and hob and space for a dishwasher. Ample space is available for a substantial dining table and as this section of the house has been extended there is an additional living area/family room with glazed sliding doors leading out to the south facing rear garden. From here there's also a door leading to the utility room, which is equipped with a sink and space and plumbing for a washing machine / tumble dryer. A further door from the utility opens into the attached single garage.

To the first floor there are three excellent size bedrooms, all of which could accommodate double beds if necessary. The particularly impressive primary bedroom enjoys lovely views over the surrounding fields and has ample space for a wide range of additional furniture. The stylish family bathroom is fitted with attractive modern tiling and equipped with a contemporary white suite including WC and wash basin over vanity unit, and a bath with shower over.

### OUTSIDE:

To the front of the property is a nicely sized garden, mostly laid to lawn with some mature shrubs. There is off-road driveway parking for up to three cars, leading to the single garage at the side of the house. At the rear of the property is a well-proportioned, south facing garden, once again mostly lawn with a mixture of fencing and mature hedge. There is an area of hard standing ideal for

entertaining. The outside space is fairly low-maintenance and would suit both young families and those who are looking for a blank canvas.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is likely available with four major providers, and that Superfast broadband is available in the area.

### LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a highly regarded pub, Church, C of E Primary School, pre-school playgroup and Village Hall with playing fields. Public transport links with nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers will enjoy the High Street and Clarks Village Outlets, with a variety of supermarkets and homewares stores within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most tastes. Rail links to London from Bridgwater and Castle Cary, Bristol Airport approx. 50 mins drive.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.







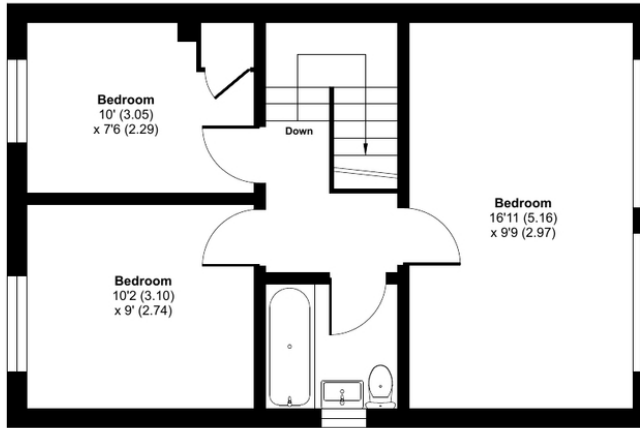
## Chancellor Road, Walton, Street, BA16

Approximate Area = 1045 sq ft / 97 sq m

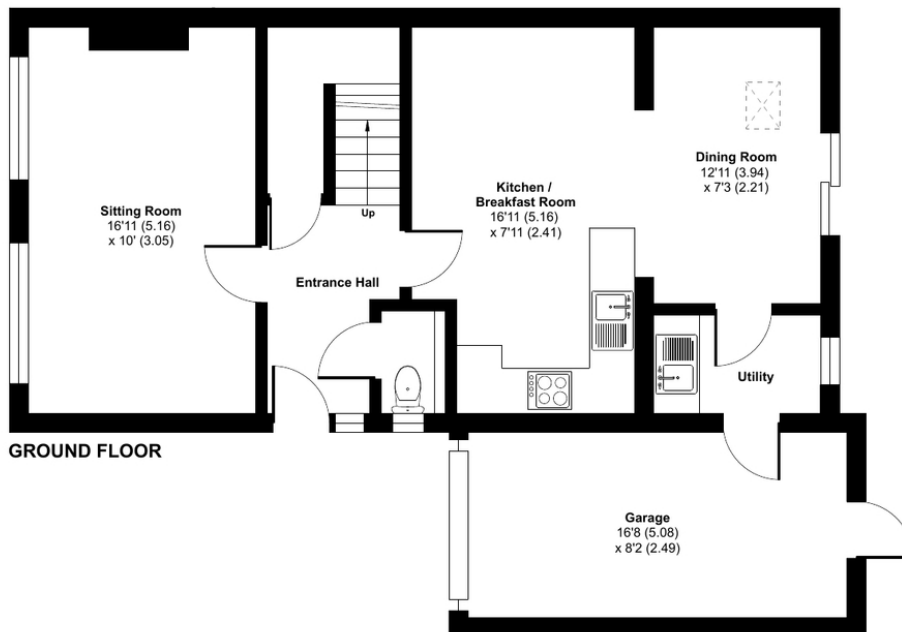
Garage = 136 sq ft / 12.6 sq m

Total = 1181 sq ft / 109.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1160509

### STREET OFFICE

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