

# Creeches Lane

Walton, BA16 9SN

COOPER  
AND  
TANNER



## Asking Price Of £355,000 Freehold

A very well-proportioned modern detached house in a quiet village cul-de-sac. Benefiting from a driveway and single garage, good size secluded rear garden and a trendy improved internal decor. A super family home, BTL or downsize, we are sure this lovely home will have universal appeal.

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## Walton

### BA16 9SN

 3  1  2 EPC C

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### ACCOMMODATION:

Entered principally at the front elevation, where the main entrance door opens into a welcoming hallway with LVT flooring, stairs leading to the first floor landing and a downstairs cloakroom with low-level WC and hand wash basin. The main living area is both spacious and naturally light, featuring a dual aspect with large front facing windows as well as French doors opening into the rear garden. The room has been thoughtfully arranged to provide ample space for both a relaxed and cosy lounge area, as well as a formal dining and entertaining space. From here a door opens through to the kitchen, which is equipped with a range of fitted base and eye level units, integrated fridge/freezer, integral washing machine, electric ovens and hob with a composite sink and mixer tap. A side access door leads outside to the driveway and another door connects to the entrance hall. On the first floor you'll find three good size bedrooms, comprising two comfortable double rooms with fitted wardrobes and a generous third single room with fitted cupboards. The master enjoys an en-suite fitted with a low level WC, hand wash basin and a enclosed shower cubicle, while the main family bathroom has a bath with shower over, a low-level WC and hand wash basin. An airing cupboard on the landing provides additional useful storage space.

### OUTSIDE:

To the front of the property is a modest but attractive walled garden with a small lawn, paved pathway and crushed stone borders, creating an appealing approach to the main entrance. At the side elevation there is a driveway for up to two cars, in front of the single garage. This features an up and over metal door at the front, with a further side door into the rear garden. The well proportioned plot offers two large patio areas for outdoor furniture, ensuring a sociable place to entertain during the warmer months, and a central lawn suited to families with pets/children. The garden is fully enclosed by fencing/walls and enjoys a good degree of privacy.

### SERVICES:

Mains gas, electric, water and drainage are connected, and Gas Central Heating is installed. Currently banded D for council tax within Somerset Council. Ofcom's online service checker states that good indoor mobile phone coverage should be available with at least two of the big four providers, and superfast broadband is available in the area.

### LOCATION:

The village of Walton is situated approximately approx 1 mile from Street and provides amenities including a pub, Church, Walton C of E Primary School (Ofsted outstanding), pre-school playgroup and Village Hall within walking distance. It also has public transport links to nearby towns including Glastonbury and Street, which offers quality schooling at all levels including renowned Millfield School, Crispin School and Strode College. Shoppers can choose from The High Street, Clarks Outlet Village and a selection of supermarkets and homewares stores within a short drive. A full range of health and leisure facilities as well as restaurants can be found in Street and Glastonbury. Castle Cary, approximately 20 minutes' drive away, provides a Paddington line train station.

### VIEWING ARRANGEMENTS:

Strictly via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.



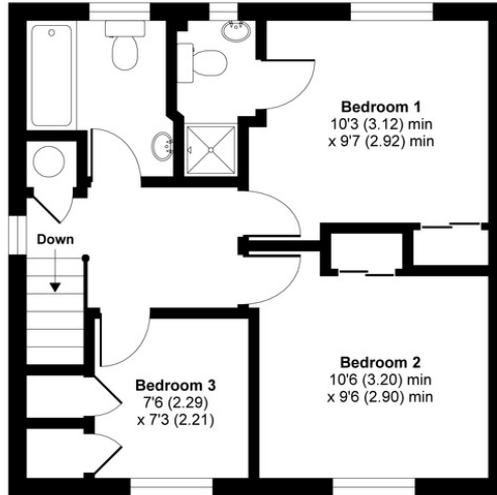


# St. Michaels Court, Creeches Lane, Walton, Street, BA16

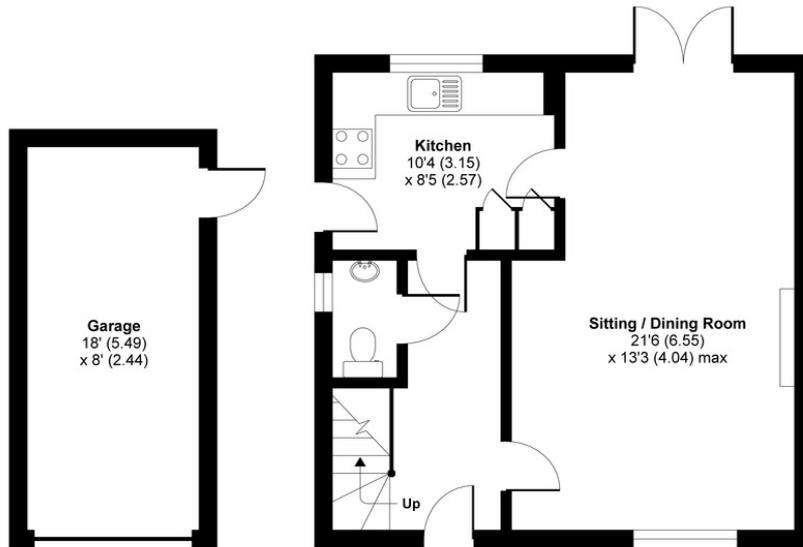
Approximate Area = 1068 sq ft / 99.2 sq m (includes garage)



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). © nrichcom 2021. Produced for Cooper and Tanner. REF: 790141

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

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

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