

Coombe Hill Close

Keinton Mandeville, TA11 6FL

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£360,000 Freehold

3 1 2 EPC C

Description

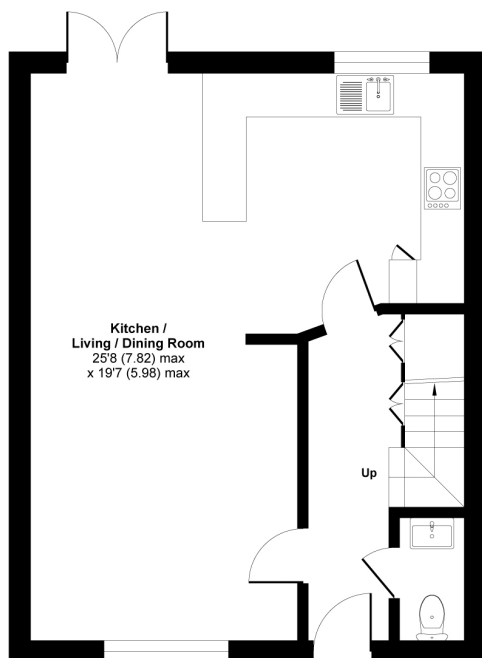
Situated on the edge of this busy village, the property enjoys a rural feel with immediate access to countryside walks, while remaining within walking distance of the village's amenities. Forming part of a small cluster of homes, the accommodation includes a bright open-plan kitchen/living area with French doors opening onto a generously sized, west-facing garden. A cloakroom with WC and a useful hall cupboard complete the ground floor. Upstairs are three bedrooms and a family bathroom. The main bedroom, with en-suite shower, and the smaller third bedroom both enjoy stunning views over the adjoining countryside. The property also benefits from allocated off-road parking and a private, west-facing rear garden of excellent proportions



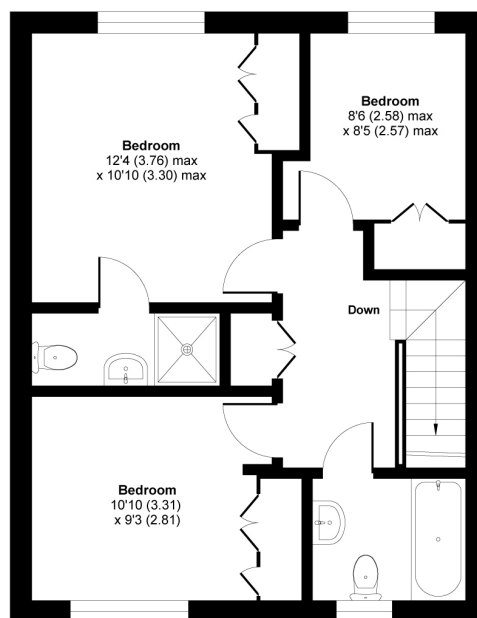
Coombe Hill Close, Keinton Mandeville, Somerton, TA11

Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cooper and Tanner. REF: 1416813



Features

- Open plan kitchen/living room
- A generously sized, west-facing garden that adjoins open countryside beyond.
- Doorstep access to countryside walks combined with the convenience of nearby village amenities
- Stunning rural views
- En-suite facilities
- Edge of village location adjoining fields
- Freehold - Council Tax Band C

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating C

GLASTONBURY OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

