

Main Street

Walton, BA16 9QQ

COOPER
AND
TANNER



Asking Price Of £420,000 Freehold

We are delighted to bring to the market this wonderfully presented cottage in the heart of Walton. With three good sized bedrooms and ample living space this property makes for an ideal family home. It has a large attached garage and plenty of off-road parking, in addition to a well-proportioned garden with stone outbuilding with light and power.

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 3  2  2 EPC D

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ACCOMMODATION:

At the front elevation, the main entrance door opens into an entrance hall with stairs rising to the first floor, doors leading into the reception rooms either side and a door to the rear where there is a downstairs shower room, a large utility room and doors giving access to the garage and to the rear garden. The main reception room to the front is very comfortable indeed with a front aspect window and an inglenook fireplace with log-burning stove. The second reception room has a feature fireplace and is used as a dining room due to it being adjacent to the kitchen. The kitchen itself has recently been updated to a beautifully high standard, with a range of base and eye level units, integral fridge and dishwasher with a free-standing range cooker. There are French doors leading out from the kitchen onto the rear patio area, ideal for outdoor entertaining.

To the first floor there are three well-proportioned bedrooms as well as a family bathroom which is equipped with a bath, WC and hand wash basin. The master bedroom has recently been renovated with an abundance of bespoke built-in storage.

OUTSIDE:

To the front of the property there is plenty of off-road parking which is laid to stone chippings and provides access to the garage. The large garage is spacious and could easily serve as a handy workshop also.

To the rear of the cottage is a nicely proportioned south facing walled garden backing on to open fields. There is a mixture of mature planting and a beautiful pergola covered

patio area ideal for entertaining. To the rear of the garden is a stone outbuilding which works very well as a potting shed or for outside storage, with potential to become home office, home gym or craft space.

SERVICES:

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

LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides many amenities including a pub, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. It has public transport links to nearby towns. Street offers quality schooling at all levels including the renowned Milfield School, Crispin School and Strode College. Shoppers enjoy the High Street and Clarks Village, with a choice of five supermarkets within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants.

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 (barring adverse weather).





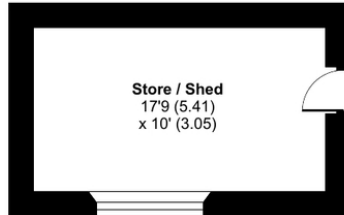
Main Street, Walton, BA16

Approximate Area = 1700 sq ft / 157.9 sq m (includes garage)

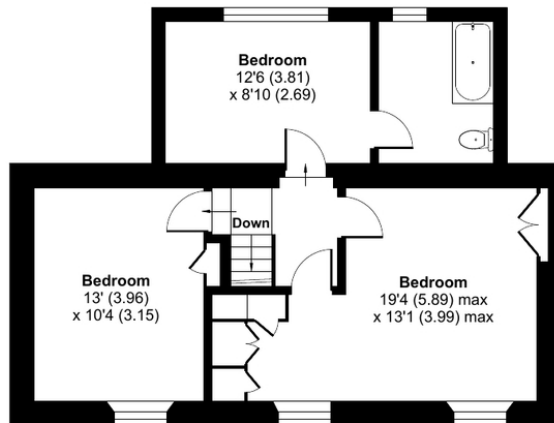
Outbuilding = 178 sq ft / 16.5 sq m

Total = 1878 sq ft / 174.4 sq m

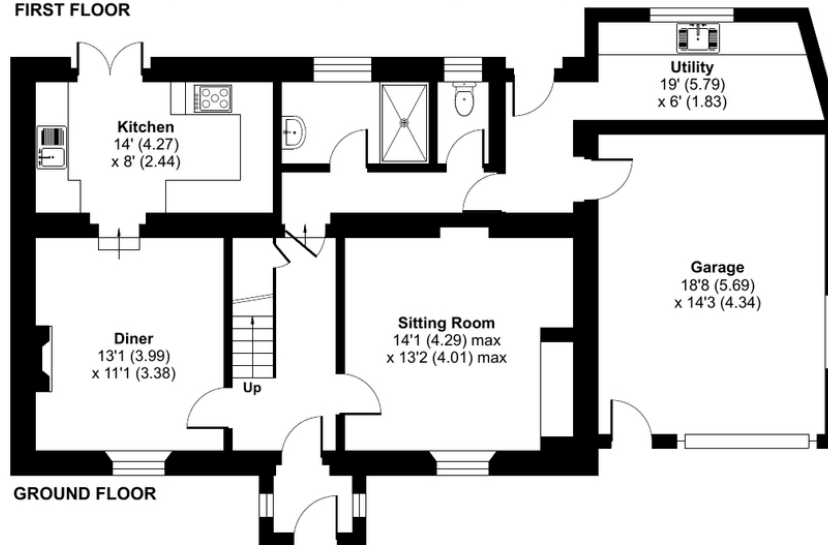
For identification only - Not to scale



OUTBUILDING



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: 1100182

STREET 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 measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

