

17 Colbourn Close,

Gurney Slade, BA3 4UR



£245,000 Freehold

Presented in good order throughout this semi detached double fronted bungalow offers potential to create off road parking and / or extend the accommodation (STPP). Within a popular Mendip village which offers local facilities to include post office / village store, two public houses and a bus service. Internal viewing is recommended.

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DESCRIPTION

Located close to the centre of the village and the post office / village store this semi detached double fronted bungalow offers good sized accommodation with wrap around gardens. The property offers potential to create off road parking and the accommodation could be extended (STPP) if required.

Occupying a corner plot, the front garden is enclosed by wall and a newly planted laurel hedge with a path which leads to the entrance porch and continues to the side and rear of the property. Double glazed patio doors lead into the entrance porch with tiled floor and a further door leading into the "L" shaped entrance hall, where there is a large walk in storage room which could have a number of uses, hatch to the roof space which is part boarded with drop down ladder, power and light connected and doors to principal rooms. Located to the front the light and airy sitting room has an ornamental fireplace with electric fire on raised hearth, with back panel, wooden surround and mantel and a double glazed picture window enjoying a view over the front garden. Adjoining this room is the kitchen / diner which is fitted with a range of base, drawer and wall units including a corner base unit with carousel, single drainer sink unit, work surfaces, ceramic hob, cooker hood, double oven, plumbing and space for washing machine as well as space for table and chairs. A double glazed window has a view of the rear garden and the woodland beyond. A double glazed door leads into rear hall where there is a door to the rear garden and a storage cupboard. Across the hall are the two bedrooms and the modern shower room which is fitted with a suite of walk in shower, wash hand basin and low level wc set into vanity cabinets. There is also a heated towel rail and wall mounted electric heater.

OUTSIDE

The front garden has been landscaped for low maintenance with gravelled pathway around a central bed planted with a range of herbaceous plants. There is a further border to the side. The side path to the rear garden is flanked by lawn which continues to the rear garden. Mainly laid to lawn which extends to the woodland, and a paved terrace enclosed by wall accessed from the rear hall. The rear garden has been left as open plan as a communal gardener currently maintains the Lawns behind all the bungalows. However a fence could be put in place to mark the boundary. This is an arrangement that has been in place before the seller took ownership of the bungalow. No payment has been requested. There are no rights of way enjoyed across this property.

ADDITIONAL INFORMATION

Electric heating. Mains water, electricity and drainage are connected. Council Tax Band B.

LOCATION

Gurney Slade is a Mendip village with local amenities and is situated close to the centres of Shepton Mallet, Wells, Midsomer Norton and Frome, with Bath and Bristol approximately 20 miles away. Castle Cary and Frome have main line stations to London Paddington.

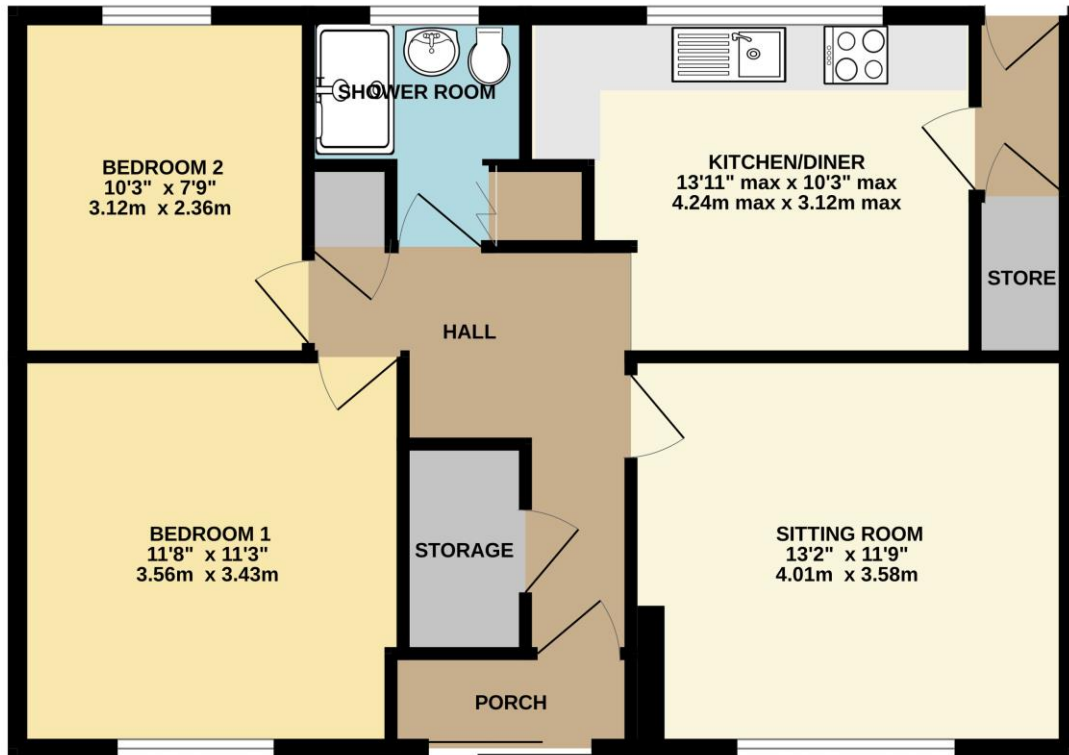
DIRECTIONS

Leave Shepton Mallet heading North on the A37. As you enter into the village, travel past the post office on the right and the George Inn on the left. Turn immediately left into Binegar Lane. The property will be seen a short distance along on the right hand side.





GROUND FLOOR



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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