

Vicarage Lane

Shapwick, TA7 9LR

COOPER
AND
TANNER



Asking Price Of £420,000 Freehold

A very well-proportioned three/four bedroom detached dwelling tucked away in the sought-after Polden Hills village of Shapwick. In need of updating, but benefitting from garage, ample parking, large garden and offered for sale with no onward chain.

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 4  2  2 EPC F

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ACCOMMODATION:

The main door to the property opens into a handy entrance hall where there is a downstairs cloakroom with WC, and doors leading off to the main accommodation as well as the downstairs bedroom, which benefits from French doors leading out onto the rear garden. The main living accommodation for the property consists of a large open plan living/dining area and benefits from a log-burning stove and large windows allowing in a great deal of light. The kitchen is a very good size with a range of base and eye level units, stainless steel sink with mixer tap and space for an electric freestanding cooker. There is also space for a full height fridge freezer and space and plumbing for a dishwasher. Adjacent to the kitchen is a very useful utility/boot room with a door leading out to the side of the property.

The first floor is also very well-proportioned, comprising two double rooms, the master with an en suite shower room, and a further single bedroom. The family bathroom comprises WC, pedestal hand wash basin and a bath with shower over.

OUTSIDE:

The gardens for this property are spacious and well-established, albeit in need of some attention. To the front is a private drive providing off-road parking for two to three cars as well as the integral single garage. The rest of the gardens wrap around the house and are mostly laid to lawn with some mature trees and well-established beds. The space would be ideal for those more green fingered individuals to get stuck in and make it their own.

SERVICES:

Mains electric, water and drainage are connected, and electric storage heaters are installed. The property is currently banded E for council tax within Somerset Council. The Ofcom checker states that mobile coverage is available with one major provider, and Superfast broadband is available in the area.

LOCATION:

Shapwick is a popular Polden Hill village which has a church, whilst the neighbouring villages of Catcott and Ashcott offer amenities including primary school, village shop, local pubs etc. The thriving centre of Street is only 5 miles away and offers comprehensive facilities including Strode College and renowned Millfield School, theatre, both indoor and outdoor swimming pools and Clarks Village shopping outlet. Access to the M5 motorway at Dunball (Junction 23) is 7 miles away with Bristol, Bath, Taunton and Exeter all being within commuting distance.

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).

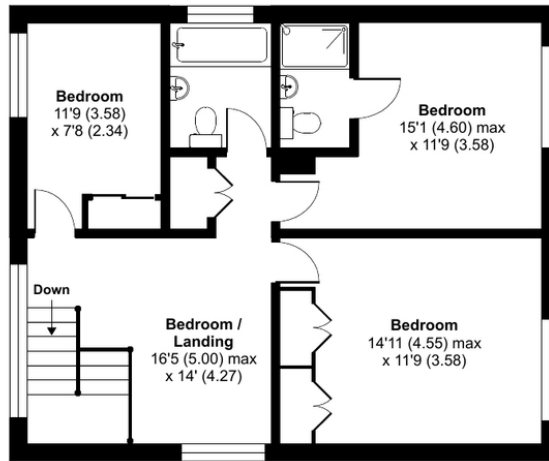




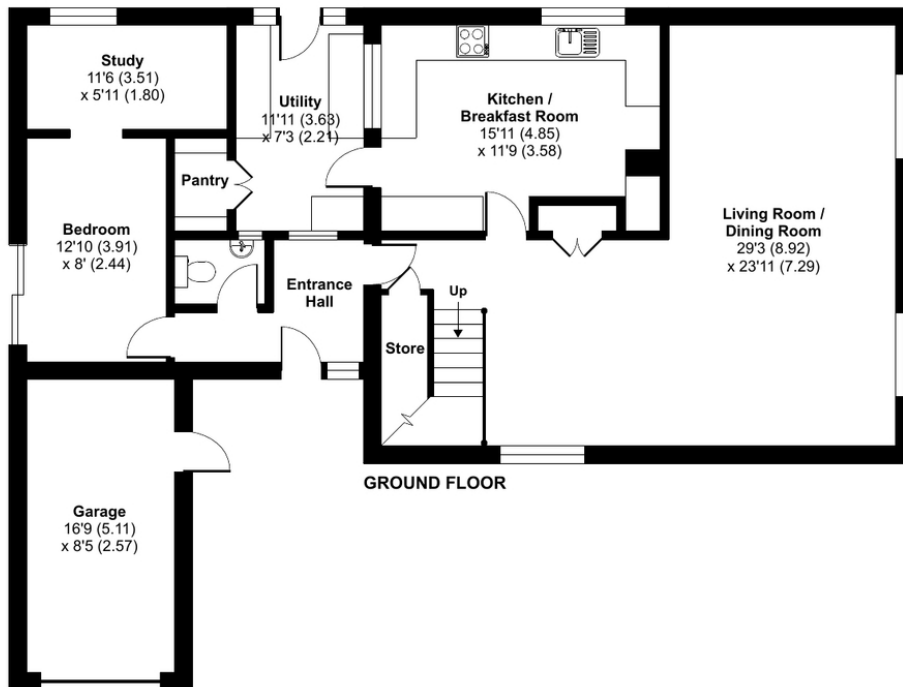
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Approximate Area = 1971 sq ft / 183.1 sq m (includes garage)

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). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1109066

STREET OFFICE

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