

Robins Way

Compton Dundon, TA11 6AR

COOPER
AND
TANNER



Fixed Price £133,000

A modern low-maintenance home offering genuinely affordable housing at a substantial 35% discount for qualifying purchasers able to evidence a local connection. Set within a small and contemporary development on the edge of this scenic village, yet just a short drive from all the amenities of Street and Somerton.

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ROBINS WAY:

The Robins Way development will comprise a total of 26 new homes creating a stylish community set on the edge the picturesque village of Compton Dundon. These contemporary houses range from 2 – 5 bedrooms featuring an attractive street side scene, interesting communal garden areas and superb views over the Somerset Countryside. Residents will ultimately form a committee upon completion of the site, to be involved a decisions effecting ongoing maintenance of communal areas. Service charges may be due and are to be confirmed, but will remain under the control of the committee.

DESCRIPTION:

This well-appointed modern home provides the ideal first time purchase to get on the property ladder. Internal accommodation briefly comprises a kitchen/diner with a range of contemporary fitted wall and base units and integrated lighting, as well as a four-ring electric hob and oven. There are downstairs cloakroom facilities and a bright living room with rear facing windows and patio doors opening out to the garden. To the first floor there are two double bedrooms, both of which have integral cupboards, and a well-proportioned bathroom with shower over bath, flush WC and pedestal wash basin.

Externally, the enclosed garden is laid in part to lawn and the remaining to patio, providing suitable space for owners with young children or pets. A gate leads out directly to the allocated parking and visitor spaces.

SERVICES:

Mains electric, water and drainage are connected, and LPG gas central heating is installed.

LOCATION:

The village of Compton Dundon is in one of the most picturesque areas of Somerset with both the Polden Hills and the Somerset levels nearby. Locally there is a church, village hall, garage and pub. The nearby market town of Somerton (approximately 3.5miles away) provides a range of amenities including a shopping precinct, schools, library, doctors' surgery, several public houses and restaurants. A wide range of further amenities are available in Street and Glastonbury, including quality schooling at all levels such as renowned Millfield School, Crispin School and Strode College. Shoppers can enjoy Clarks Outlet Village within the heart of Street, just a 10minute drive away. A variety of scenic woodland and countryside walks can also be found within close proximity. M5 J23 approx 20-25 mins, A303 approx 15mins. Rail links to Paddington from Castle Cary (c.20-25mins), Waterloo from Yeovil (c.20mins).

AFFORDABLE HOUSING

Plots 25 & 27 Robins Way provide a truly rare and exciting opportunity to purchase a home at 65% of the full market value, subject to qualifying criteria. Intending purchasers must be able to demonstrate a local connection to the parish of Compton Dundon. For more information please contact Cooper and Tanner for details. All potential buyers will be required to be financially verified before submitting an application to South Somerset District Council for approval.

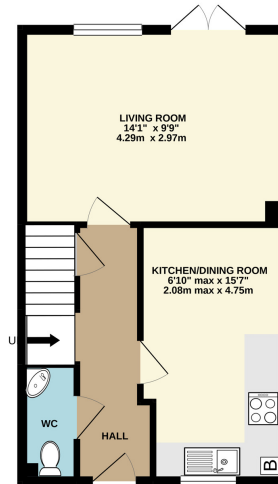
VIEWING ARRANGEMENTS:

Strictly through prior arrangement and assessment of qualifying criteria with Cooper and Tanner on 01458 840416. Please arrive promptly for your appointment and wait to be greeted by a member of our team. Max two adults per viewing, face coverings must be worn for internal inspections.

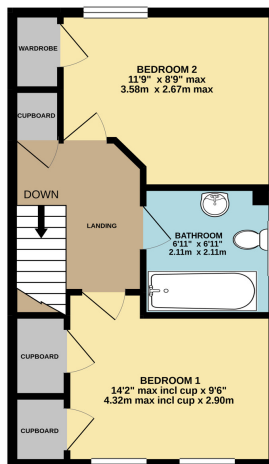




GROUND FLOOR



1ST FLOOR



PLOT 27 ROBINS WAY, COMPTON DUNDON TA11 6PU

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

