

# High View Drive

Ashcott, TA7 9QY

COOPER  
AND  
TANNER



## Guide Price £385,000 Freehold

A well-proportioned family home in the sought-after village of Ashcott. A chalet style bungalow with two bedrooms on the first floor and two on the ground floor, offering flexible living. Lovely views look South towards The Levels and the village has easy access to Street and Clarks Village as well as to the M5.

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## Ashcott

### TA7 9QY

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### ACCOMMODATION:

The property is entered through the front porch where you are welcomed by a spacious and airy hallway. From here there are stairs leading to the first floor landing as well as doors leading to the downstairs rooms. To the right is the sitting room which could work well as a large lounge/diner with front aspect windows and large glazed sliding doors leading out onto the patio and rear garden. This room also benefits from a multi-fuel stove. From the hall once more there is a door leading into the kitchen which is a well-proportioned room with a range of base and eye level units, composite sink with chrome mixer tap, space for a freestanding cooker. Space and plumbing is available for a washing machine, dishwasher and larder fridge. There is a rear aspect window and a door leading out into the rear garden patio area. There is a downstairs cloakroom with WC and hand wash basin. To the ground floor are two well-proportioned bedrooms, currently utilized as an office and dining room respectively.

To the first-floor there is a family shower room with walk in shower, WC and hand wash basin. There are also two double bedrooms with Velux windows that provide a great deal of light.

### OUTSIDE:

To the front of the property is a very well-maintained garden with a mixture of raised beds and hard standing as well as a driveway providing off-road parking for one car.

To the rear is a beautifully kept and loved garden of lawn and established beds as well as some small trees and a spacious

patio area, making the most of the south facing aspect and far-reaching views.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax band within Somerset Council.

### LOCATION:

The village of Ashcott has facilities including pubs, a highly rated primary school and good transport communications. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village. There is good schooling at all levels within the town including the renowned Millfield Senior School and Crispin School. The Cathedral City of Wells is some nine miles distant and the nearest M5 motorway interchange at Puriton, is some seven miles. Bristol, Bath, Taunton and Exeter are each within one hours drive.

### 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).





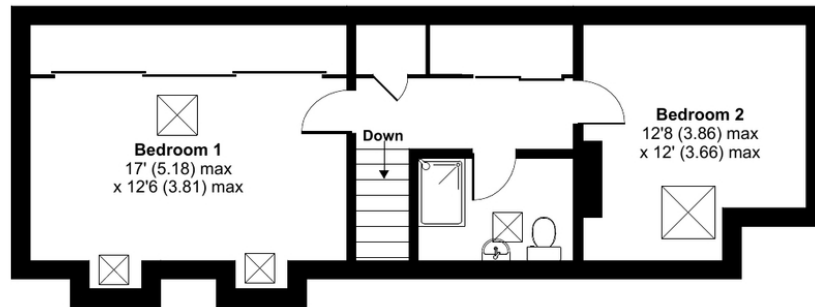
# High View Drive, Ashcott, Bridgwater, TA7

Approximate Area = 1311 sq ft / 121.8 sq m

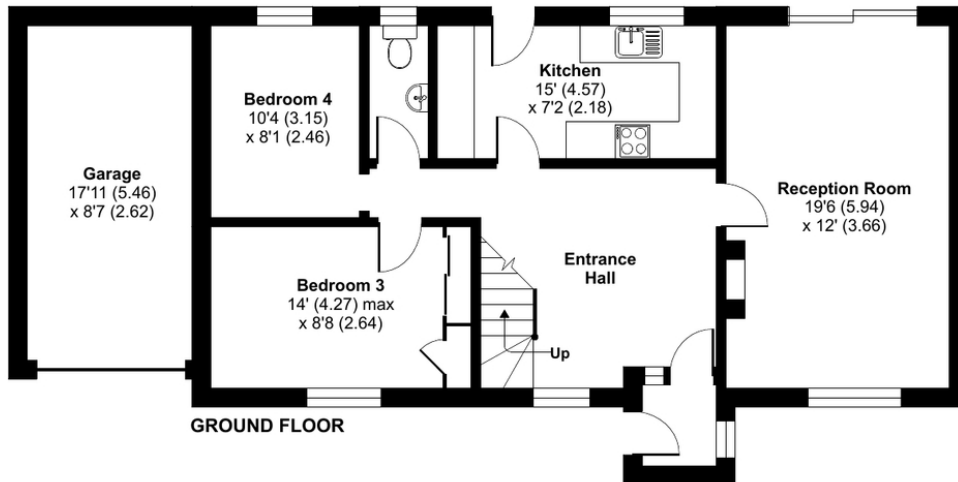
Garage = 159 sq ft / 14.7 sq m

Total = 1740 sq ft / 136.5 sq m

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). © nlicom 2023. Produced for Cooper and Tanner. REF: 974456

## STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto:street@cooperandtanner.co.uk)

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