

13 Withy Cottages,

Oakhill, BA3 5AD



£299,950 Freehold

Offering good sized accommodation presented in good order, with gated driveway, large rear garden and a single garage with attached workshop. Viewing is recommended as this property is offered with no onward chain.

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DESCRIPTION

The property has recently been decorated throughout with new floor coverings, however the kitchen and bathroom would now benefit from being updated.

The entrance door located on the side of the property leads into the entrance hall with staircase rising to the first floor, a door into the sitting room, as well as having space for coats and shoes. The light and airy sitting room has a large picture window with a view over the front garden, picture rails, an ornamental fireplace, and a door to the kitchen / diner. This good sized room is fitted with a range of matching white units incorporating a single drainer sink unit, cooker hood, gas cooker, space and plumbing for washing machine, as well as space for a small table and chairs. There is a walk in larder with a wall mounted gas boiler and a large understairs cupboard with double doors, power, light and a tiled floor. From here a door leads into the rear hall, where there is access to the downstairs cloakroom and a door to the outside.

On the first floor, a landing provides you with access to the three bedrooms. Bedrooms one and three are located to the front, with bedroom one having a built in double cupboard and picture rails. Bedroom two is located to the rear. There is a family bathroom which has a three-piece coloured suite comprising panel enclosed bath with mixer tap shower attachment, low level wc and a pedestal wash hand basin.

OUTSIDE

A shared driveway gives access to the parking and the double gates which lead into further parking and to the garage. The front garden is laid to lawn edged with borders. A path leads to the side of the garage into the formal garden laid to lawn with an apple tree and then continues into the largest area of garden which has been used in the past for vegetable production. At the end of the garden a pedestrian gate links into the shared path which leads to the off road parking. The garage is a good size with up and over door, power, light and personal door to the adjoining workshop. A separate door from here leads into an enclosed courtyard style garden with pond.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. The adjoining property has a pedestrian right away directly behind the property. Council Tax Band B.

LOCATION

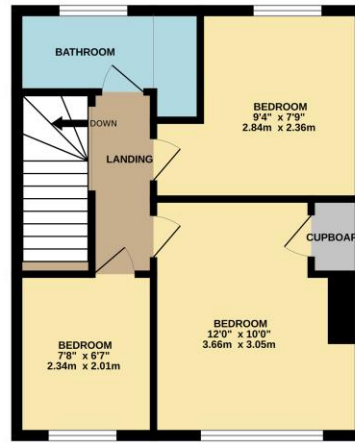
Situated on the outskirts of Oakhill the property lies within easy commuting distance of Bristol, Bath, Wells Shepton Mallet and Frome. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol. Within the village of Oakhill is a doctor's surgery, village church, village hall, a village foodie pub, the Mendip Inn restaurant and an excellent primary school.

DIRECTIONS

From Shepton Mallet, proceed north on the A37, take the 2nd turning right onto the A367 (signposted Oakhill). Continue through the village, passing the school and the garage. The property will be seen a short distance along on the left hand side, just before the left turn into Withy Lane.

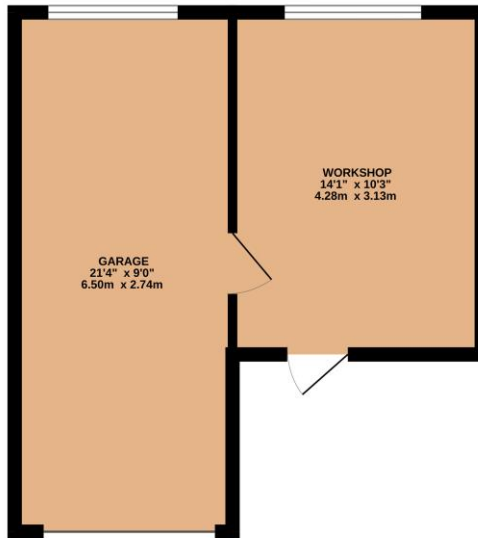






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



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