

Lippetts Way

Catcott, TA7 9HY

COOPER
AND
TANNER



Guide Price £300,000 Freehold

A mature semi-detached home situated on the edge of this desirable Polden Hills village, enjoying an open aspect to both front and rear, as well as a large garden, ample parking and plenty of scope to extend/adapt.

Lippetts Way
Catcott
TA7 9HY

 3  2  1 EPC D

Guide Price £300,000 Freehold

ACCOMMODATION:

The property is entered principally at the front elevation, via a uPVC double glazed door sheltered by a storm porch. Rear access is also available via the utility room. The main reception hall has stairs rising to the first floor with a large storage recess beneath. Doors open to ground floor accommodation including a generously proportioned living room featuring an attractive open fireplace at its heart; and a kitchen/diner including a range of fitted wall and base units, work surfaces, one and a half bowl drainer sink and space for free standing appliances. Completing the ground floor is a versatile utility/boot room with enclosed WC. An ideal space for buyers with children, pets or just muddy boots from one of the many picturesque walks in the local area. On the first floor you'll find three bedrooms, all enjoying fabulous countryside views in varying directions, as well as a modernised bathroom with fully tiled walls, airing cupboard and a white suite including shower over bath.

OUTSIDE:

At the front of the property a substantial pair of five-bar gates open to a driveway providing off road parking for three-four cars. The plot is enclosed by well maintained mature hedgerow, offering a good degree of privacy and security for young children. A side access gate leads to the rear garden, as well as a door from the utility room. Both open to a patio area and the timber storage shed. Beyond this, a large and predominantly lawned garden extends past mature shrubs, trees and hedgerow offering excellent space for children and pets to roam, or the ideal blank canvass to landscape or cultivate fruit/vegetables. Ample space at the side and rear of

the property would also suggest potential to extend if required, subject to all the usual necessary consents.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is council tax band B and falls under Sedgemoor District Council.

LOCATION:

Catcott is situated in the stunning Polden Hills between Street and Bridgwater and has a local bus service. The village has a well regarded primary school, two pubs serving food, a church and a playing field where you'll find regular community events. The neighbouring village of Edington provides a popular convenience shop, health centre and village hall. Catcott is approximately 7 miles from both Street and Bridgwater, where there are a full range of shopping and leisure facilities. Secondary schooling is available at Crispin School and Strode College, as well as renowned Millfield School, all found within Street. The Shapwick Heath nature conservation area is within a short drive and provides picturesque walks through the Somerset Levels. M5 access is c.10 minutes away at Junction 23, and Taunton, Bath, Bristol and Exeter are all 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).

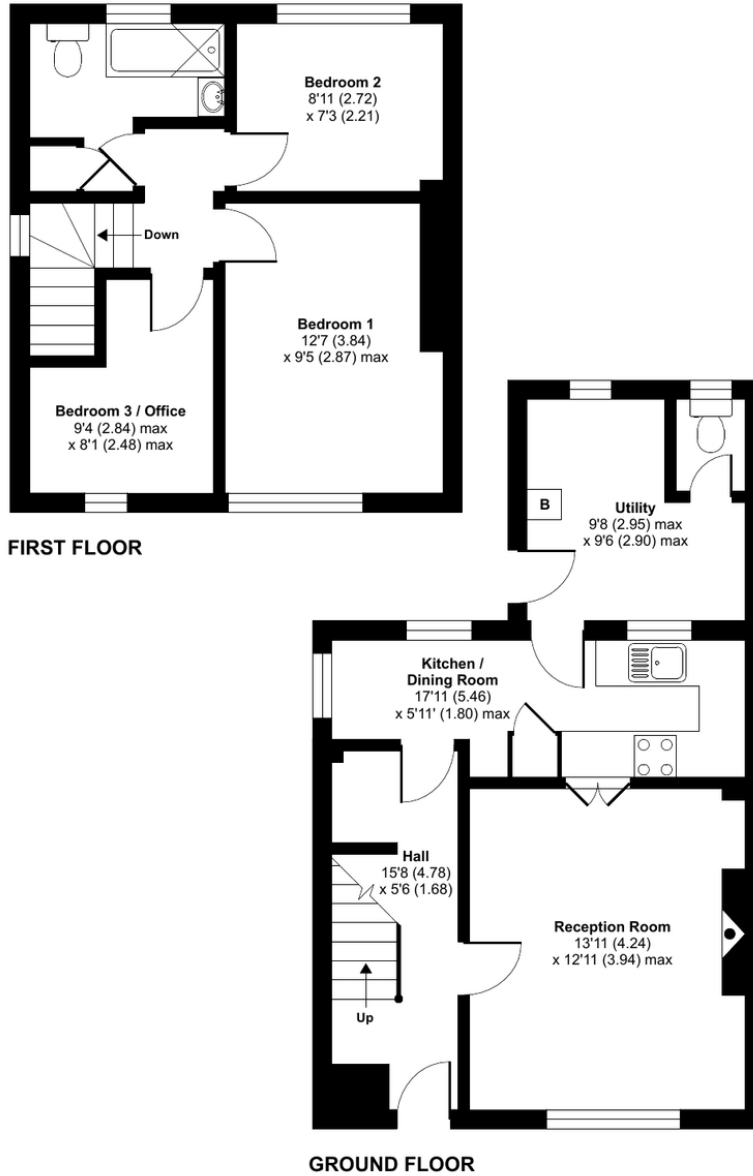




Lippetts Way, Catcott, Bridgwater, TA7

Approximate Area = 824 sq ft / 76.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Cooper and Tanner. REF: 878099

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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

