

High Street

Ashcott, TA7 9PL

COOPER
AND
TANNER



Asking Price Of £425,000 Freehold

A beautifully presented and spacious modern detached home in this popular village location. Traditional and attractive on the outside, contemporary and stylish on the inside, complimented by a secluded south facing garden, garage and driveway.

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 3  2  2 EPC C

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ACCOMMODATION:

Entered principally via the main front entrance, which is sheltered by a storm porch and opens into welcoming reception hall with storage area beneath the stairs, a practical yet attractive tiled floor and doors opening to the ground floor living accommodation. A spacious and tastefully presented living room enjoys plenty of natural light through dual aspect windows to the front and double doors to the garden at the rear, whilst the gas fired stove at the heart of the room provides a pleasant focal point and enhances the ambience of the room on demand. The impressive extended kitchen / dining / family room offers that sociable open plan space that many buyers are now seeking, and benefits from a stylish range of fitted wall and base cabinetry with granite worktops, including a breakfast bar and undermounted sink with mixer tap. Integral appliances include a dishwasher, eye level oven and microwave and a fridge/freezer. Laundry appliances can be nicely tucked away in the separate utility room, which also features a range of fitted units with work surfaces and a drainer sink. A well appointed cloakroom with WC and wash basin, serves the ground floor.

On the first floor you'll discover three good size double bedrooms, two of which are particularly generous and enjoy pleasant countryside views. The master bedroom enjoys dual aspect windows providing plenty of natural light, ample space for a wide range of furniture, including a dressing area if required, and access to its own ensuite shower room. The remaining rooms share the other superbly presented shower room, which features a modern white suite and a large walk-in shower cubicle.

OUTSIDE:

The property enjoys a low maintenance frontage with an attractive stone wall denoting the front boundary, enclosing a modest fore garden. A driveway extends past the side elevation, providing parking for two cars, as well as access to the larger than average single garage, offering ample space for storage, secure parking or and/or a workshop. The rear garden enjoys a southerly aspect to please sun seekers, and a good degree of

privacy from established border features. A good sized level lawn offers great recreation space for children and pets whilst a modern patio area has recently been installed to provide a fabulous spot for outdoor entertaining, bordered by an attractive display of flowers and shrubs.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area.

LOCATION:

The popular village of Ashcott, has facilities including pubs, a highly-rated primary school, nursery and good transport communications. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a short drive. 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 Shopping Outlet. There is also good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately seven miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London. Whilst Bristol Airport is within approximately 45 minutes 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.





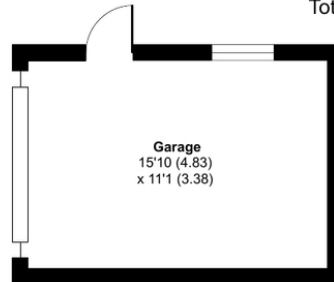
Ashcroft, High Street, Ashcott, Bridgwater, TA7

Approximate Area = 1215 sq ft / 112.8 sq m

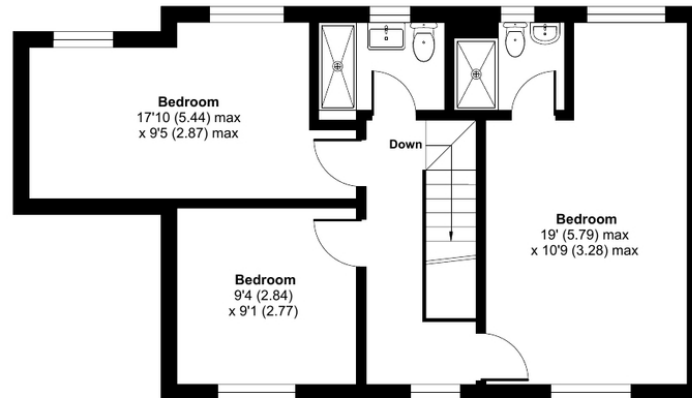
Garage = 174 sq ft / 16.1 sq m

Total = 1389 sq ft / 128.9 sq m

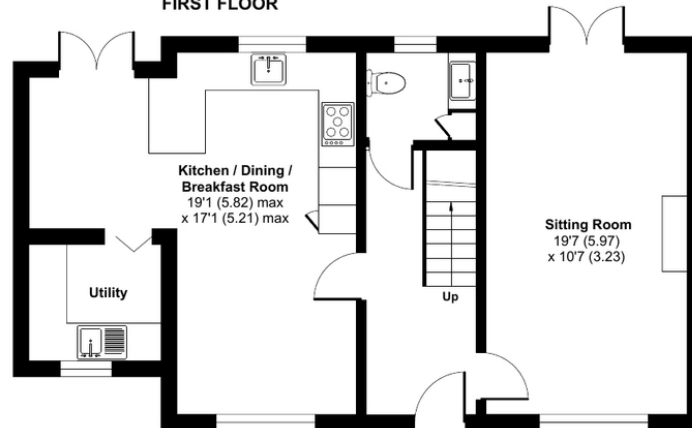
For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1153789

STREET OFFICE

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