

Smallmoor Chase

Walton, BA16 9LB

COOPER
AND
TANNER



Asking Price Of £325,000 Freehold

A well-proportioned link-detached modern family home situated at the heart of this popular village location. Presented in neutral décor with no onward chain and requiring a degree of cosmetic updating, but offering a good sized enclosed rear garden, two receptions and en-suite facilities.

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EPC TBC

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ACCOMMODATION:

The property is accessed principally via the front entrance, which is sheltered by a canopy and opens into a reception hall at the centre of the accommodation. From here, stairs rise to the first floor and doors lead off to all living spaces as well as a downstairs cloakroom, with flush WC and wash basin. The light and airy well-proportioned living room features two front facing windows providing plenty of natural light as well as a traditional style fireplace with coal-effect electric fire. An archway to one corner of the room leads through to the separate dining area, past a useful fitted cupboard beneath the stairs providing welcome storage space. This second reception room at the rear of the property features sliding double glazed doors opening to the garden and offers excellent formal dining space, or an office/play room as required. Another internal door opens through to the kitchen/breakfast room, which does provide space for informal dining and features a range of matching wall and base units with roll edge work surfaces and tiled splash backs, one and a half bowl drainer sink with mixer tap and integral gas hob with extractor over and separate eye level ovens. Space is provided for additional freestanding appliances.

To the first floor, from the spacious landing you will find loft access, over stairs airing cupboard with fitted shelving and doors opening to three bedrooms and the family bathroom. The bathroom has been well-maintained and features a three-piece white suite including flush WC, pedestal wash basin and bath with mixer tap and shower attachment over. The three bedrooms comprise a generous single room which could accommodate a small double bed if required, and two further comfortable double bedrooms. The principal room incorporates a large, fitted wardrobe with shelving and hanging space and access to its own en-suite shower room. The rear bedrooms enjoy a pleasant aspect towards open countryside.

OUTSIDE:

The property boasts an attractive frontage and is situated on the corner of the cul-de-sac with low maintenance gardens laid mainly to stone

chippings, planted with an array of hardy and mature shrubs, bushes and perennials. A driveway provides parking, as well as giving access via the up and over door into the garage. The rear garden meanwhile, is a generous size providing a family friendly space enclosed by combination of stone walling and close board fencing to all sides. Also featuring a level lawn for recreation space, two patio areas to capture sunshine at various times of day and a range of well-maintained shrub borders. You will find an additional pedestrian access door into the back of the garage from here.

SERVICES:

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

LOCATION:

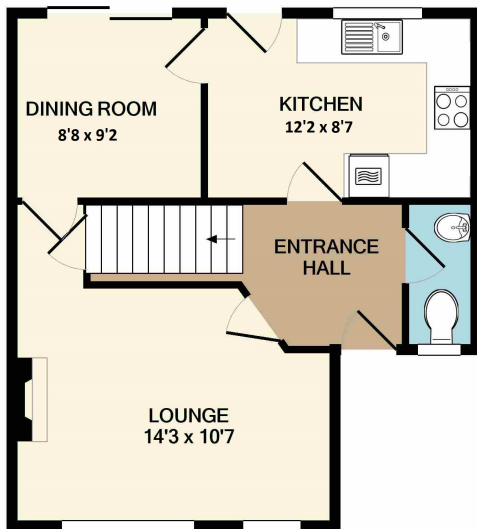
The village of Walton is situated approximately 1.3 miles from Street and provides amenities including a public house, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. It has public transport links to nearby towns. Street offers quality schooling at all levels including renowned Millfield School, Crispin School and Strode College. Shoppers can choose from Clarks Outlet Village and a selection of five supermarkets within a short drive. A full range of health and leisure facilities as well as restaurants can be found in Street & Glastonbury. Castle Cary, approximately 20 minutes' drive away, provides a Paddington line train station.

VIEWING ARRANGEMENTS:

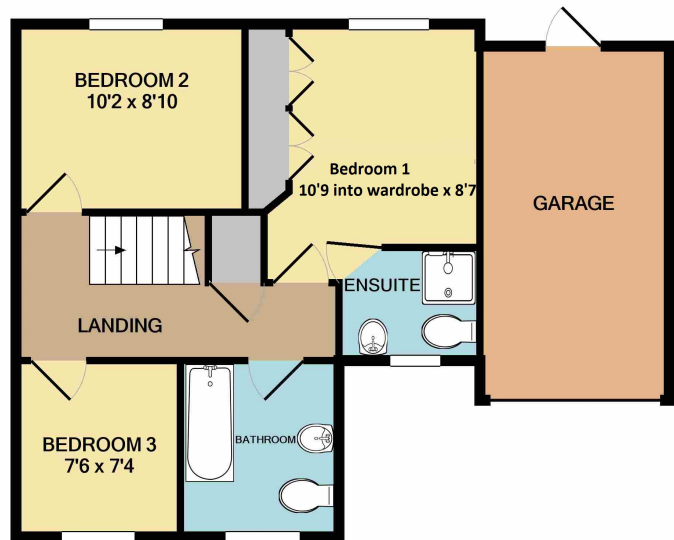
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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