

# Brook Lane

Catcott, TA7 9HG

COOPER  
AND  
TANNER



## Asking Price Of £435,000 Freehold

A spacious and well cared for detached bungalow, sitting within a generous landscaped plot on the edge of this ever popular village. Offered with no onward chain and with ample further scope to modernise or adapt to suit.

Brook Lane  
Catcott  
TA7 9HG

 3  2  2 EPC E

## Asking Price Of £435,000 Freehold

### KEY FEATURES:

Internal - The property features both front and rear access points, with entry through the practical utility room at the rear and formal entrance at the front elevation, which is sheltered by a generous storm porch. From the centrally positioned entrance hall, living accommodation is all located to one side, with bedrooms and bathrooms to the other, ensuring those preferring an early night won't be disturbed by their 'significant other' catching up on the latest TV series. The living spaces are all very well proportioned, starting with the particularly large dual aspect sitting room which enjoys a log burning stove at its heart and natural light flooding in through sliding double doors and windows looking upon the fabulous rear garden. The adjoining yet separate dining room, links well via archway with the kitchen, offering the best of both worlds to those who prefer sociable open plan living, as well buyers seeking a more formal dining space. The kitchen comprises a wide range of fitted wall and base units with roll edge work surfaces and a one and a half bowl drainer sink over. Integral appliances include an electric oven/grill, ceramic hob and cooker hood over. The additional utility room benefits from an additional drainer sink over worktop and cupboards, whilst providing space for white goods such as a dishwasher and washer/dryer as required. The three bedrooms are all very comfortable double rooms, one featuring fitted wardrobes and another with direct access to its own walk in en-suite 'wet room'. This and the remaining family bathroom have been updated more recently, and are well appointed with attractive tiling and modern suites. The huge shower cubicle in the main bathroom is also sure to impress, while offering ease of access from a practical perspective.

### OUTSIDE

Sitting within a generous plot of just under 0.2 acre, this wonderful home has been as lovingly cared for outside as in, with attractive established gardens to front, side and rear. A driveway sweeps in past the side of the property, leading to a double garage in the corner of the plot, as well as parking and turning areas. Twin up and over metal doors open at front of the garage, as

well as pedestrian side access. The rear garden itself is fully enclosed, making it child and pet safe with a good size lawn bordered by mature shrubs, trees and flower beds providing areas to entertain occupants and visitors of all ages. The Summerhouse located to one corner, offers a quiet retreat or useful additional storage as required.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is likely to be available outdoors with four major providers, and that Superfast broadband is available in the area. Photovoltaic solar panels are installed (twelve) and benefit from the remainder of the contracted feed in tariff.

### LOCATION:

The picturesque village of Catcott is situated in the Polden Hills between Street and Bridgwater and has facilities such as a local bus service, primary school, pub, church and a playing field. Neighbouring Edington also provides a health centre, village hall and large convenience store/post office. A wonderful variety of scenic walks can be found around these villages, as well as a number of nature reserves within 3-5 miles. Catcott is approximately 7 miles from both Street and Bridgwater, where you will find a comprehensive range of amenities. Secondary schooling is at Crispin School in Street and Strode College. Renowned Millfield School is also found here. M5 access is at junction 23 some 6 miles distant and Taunton, Bath, Bristol and Exeter are all typically with an hour's commute.

### 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.





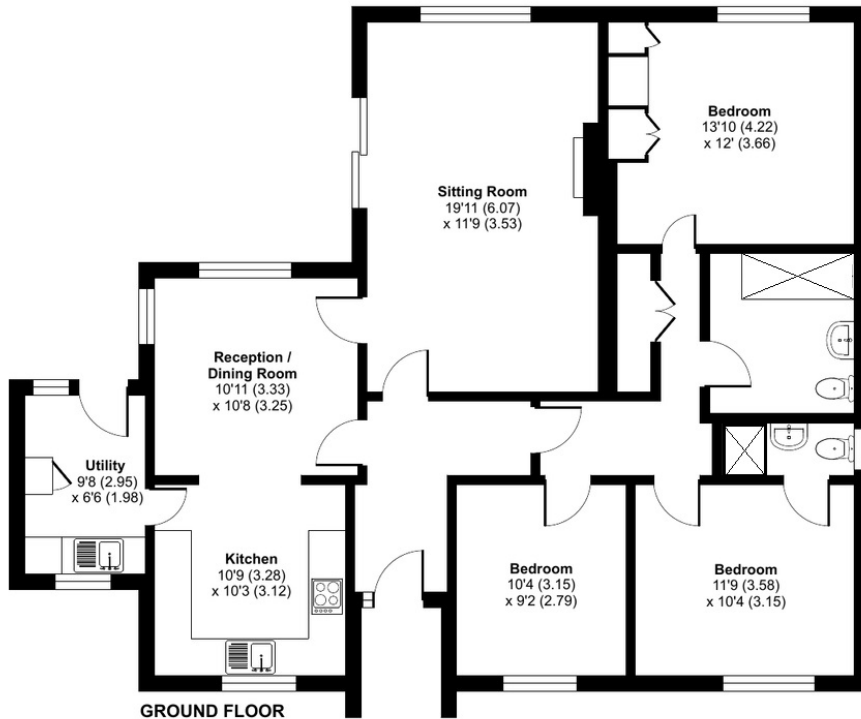
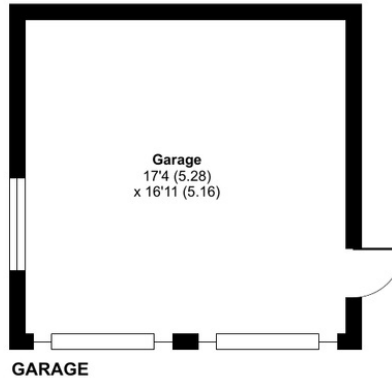
## Damory, Brook Lane, Catcott, TA7

Approximate Area = 1218 sq ft / 113.1 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1513 sq ft / 140.5 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). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1120558

### STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

[street@cooperandtanner.co.uk](mailto: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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

