

Wells Road

Chilcompton, Radstock, BA3 4EY

COOPER
AND
TANNER



£395,000 Freehold

An extended three bedroom detached chalet bungalow in need of some modernisation and updating, located in the sought after Mendip village of Chilcompton. The property is being sold with no onward chain and benefits from a detached double garage, driveway parking for several cars and level mature gardens to the rear. Internal viewing comes highly recommended.

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DESCRIPTION

An extended three bedroom detached chalet bungalow in need of some modernisation and updating, located in the sought after Mendip village of Chilcompton. The property is being sold with no onward chain and benefits from a detached double garage, driveway parking for several cars and level mature gardens and orchard to the rear. In brief the accommodation comprises an entrance hall with a door into the dining room/reception area. There are stairs from here which lead to the first floor. The dual aspect sitting room is located to the side of the property and has a feature stone fireplace with hearth. To the rear of the property is the kitchen which has a range of fitted wall and base units, oil fired Rayburn and a door leading into the conservatory which overlooks the garden. In addition to the ground floor there is the main bedroom with en-suite shower room and a sun room leading off. There is a bathroom and large storage area to the ground floor. To the first floor there are two bedrooms, both having views over the garden and neighbouring paddock. Internal viewing comes highly recommended.

OUTSIDE

The property is approached over a block paved driveway which leads to the driveway parking and detached double garage. The double garage is in need of replacement and there is movement to the back wall of the garage. The mature gardens lie mainly to the rear of the property and have been lovingly landscaped over the years and are mainly laid to lawn with a wide selection of mature flowerbeds and borders housing plants, shrubs and bushes. There is a feature pond within the garden, a selection of fruit trees, gravelled and paved seating areas and the gardens enjoy an open outlook overlooking the neighbouring paddock and Downside Abbey which is visible from the rear of the property.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

COUNCIL TAX BAND

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AGENTS NOTE

There was an uplift clause put on the orchard to the rear of the garden for 25 years when the current purchasers bought the property which runs out in 2027.

Also part of the garden to the rear is being sold to the neighbouring property.





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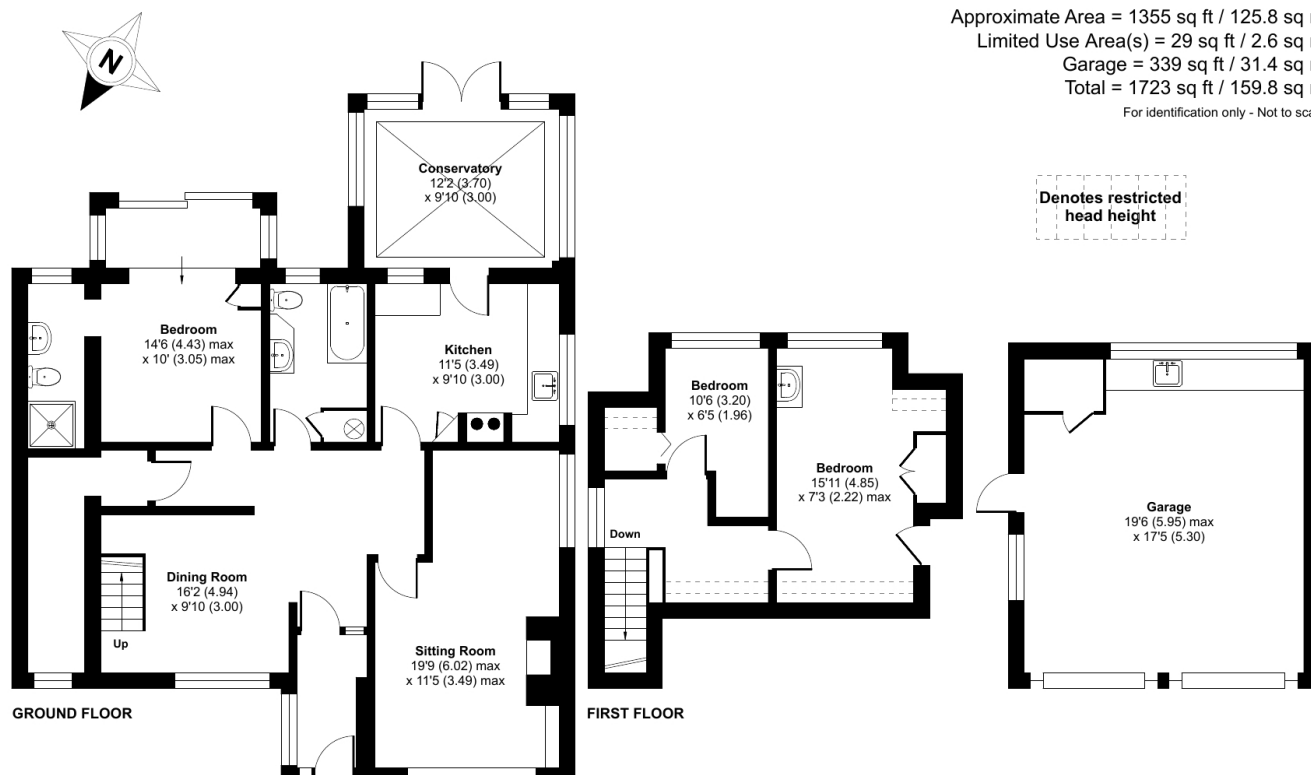
Approximate Area = 1355 sq ft / 125.8 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 339 sq ft / 31.4 sq m

Total = 1723 sq ft / 159.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1374506

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