

# 18 Church Street

Kilmersdon, BA3 5TA

COOPER  
AND  
TANNER



## £335,000 Freehold

This picturesque Grade II listed mid-terrace cottage (formerly an Army barracks from circa 17th century) is located in a highly sought-after village within easy commuting distance to Bath and Bristol. The property boasts three storeys and requires modernisation, making it an excellent opportunity for buyers to put their creative stamp on it. The cottage features a living room, spacious kitchen/dining room, a cloakroom/WC, utility room, Family Bathroom, and FOUR DOUBLE BEDROOMS. Good sized rear garden and off-road parking for two cars. The property is situated at the end of a no-through lane beyond the parish Church and its grounds. OFFERED FOR SALE WITH NO ONWARD CHAIN.

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EPC TBC

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### ACCOMMODATION

The well proportioned accommodation, which is over three floors, briefly provides:-

#### Ground Floor

Entrance hall with stairs to first floor landing – doors to Living Room and Kitchen/Dining Room with built-in storage cupboard. Door to Rear lobby giving access to the garden with a large built-in cupboard and doors off to the Cloakroom/WC housing the oil central heating boiler, and a separate tiled Utility/Store Room.

Living room – window to rear with window seat, sealed fireplace with tiled hearth, radiator.

Kitchen/Dining room – Window to front with window seat, door to built-in storage cupboard, fitted with a range of floor and base units including single drainer stainless steel sink unit, space for large dining table.

First floor landing - three windows to front, stairs to second floor, doors off to:

Bedroom 2 – window to rear, built-in airing cupboard housing hot water cylinder, radiator.

Bedroom 4 – window to rear, radiator.

Family Bathroom – white suite comprising panelled bath with electric Mira shower unit over, pedestal wash hand basin, low level WC, extractor fan, radiator, window to front.

Second floor landing - window to rear, radiator, doors off to:

Bedroom 3 - window to front with window seat, radiator.

Bedroom 1 - windows to front with window seat, and rear, radiator.

### OUTSIDE

The property can be approached from the front or the rear - the front has a pedestrian pathway to the impressive entrance door. To the rear will be two allocated parking spaces across a shared driveway with the two other cottages, and a pedestrian gate into the rear garden which is predominantly laid to lawn and enclosed by wire fencing. Pathway through the garden to the rear of the property. Concrete hardstanding area. Metal garden shed. Oil tank.

Council Tax Band 'D' - Mendip District Council

### LOCATION

The village of Kilmersdon has an excellent primary school. Railway connections at Frome and Westbury for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits.

The nearby village of Mells also offers a primary school, a public house of excellent reputation, and a local community run Post Office/shop & cafe. Babington House is 2 miles by car, and the market town of Frome is within a short drive. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.

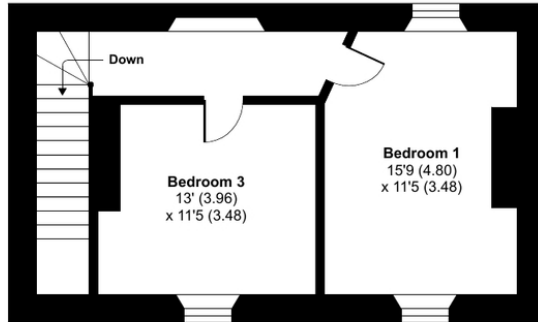




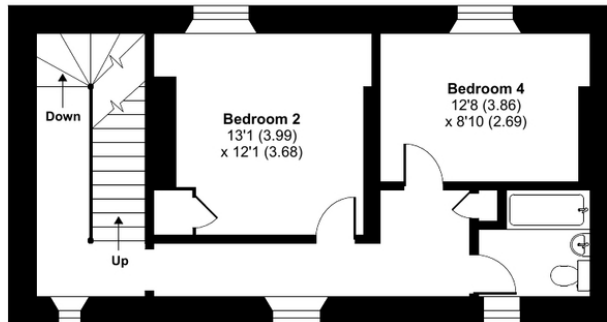
# Church Street, Kilmersdon, Radstock, BA3

Approximate Area = 1549 sq ft / 143.9 sq m

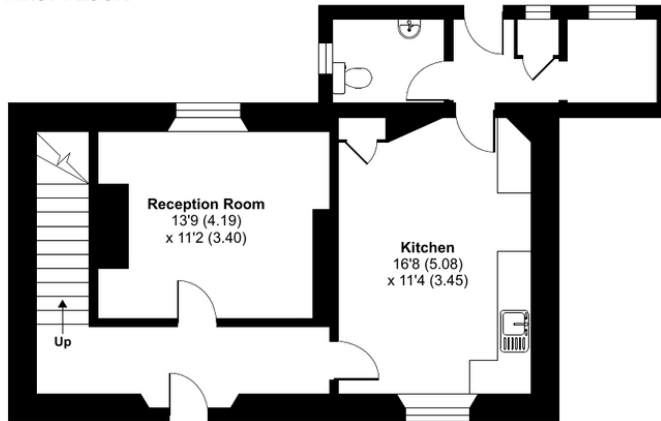
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 990207

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