



 2  2  1 EPC TBA Offers Over £400,000 Freehold

Marston, Abbey Road,  
Chilcompton,  
Nr Radstock, BA3 4HY

**COOPER  
AND  
TANNER**



# Marston, Abbey Road, Chilcompton, Nr Radstock, BA3 4HY

 2  1  1 EPC To Follow

## Offers Over £400,000 Freehold

### DESCRIPTION

A fantastic opportunity to purchase a detached bungalow on 0.2 of an acre with outline planning permission for 2 detached bungalows to be built in one of most sought after roads in Chilcompton. The property has been within the same ownership for 68 years and offers marvellous potential for development or to create into one luxury property if desired and subject to the necessary consents.

The Current bungalow briefly comprises a kitchen with an array of fitted units, a dining room with french doors to the gardens and a sitting room with a fireplace and bay window to the front. From the inner hall are two spacious double bedrooms, one with fitted storage and a bay window and the other looking out over gardens. The bathroom comprises a bath with shower above, toilet and wash hand basin.

### OUTSIDE

Wrought iron gates open to a driveway for 2 cars and leading to a single attached garage to the side which also has a pedestrian door into the property. The gardens wrap around the property and are mainly laid to lawn with a large patio area and enclosed by hedging and shrubs.

### PLANNING PERMISSION

Outline planning permission has been granted for demolition of the existing property and erection of 2 No. single storey dwellings. Mendip District Council Planning reference: 2021/2677/OTS

### LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, farm shop with café, church, recreation

ground together with the Redan Inn, which in recent years has won several awards.

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 which currently has an 'outstanding' Ofsted rating. 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.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From Wells take the B3139 to Chilcompton. Upon entering the village continue past the 'Mulberry' factory and continue for a further 500m then bear right in the centre of the village onto the B3356. Continue for approx. 400m passing Stockhill Road and Hoecroft Gardens on your right. Continue past the turning to Westmead on your left and take the next left into Rock Road. Take the first right into Abbey Road, where the property can be found a little further along on the right.

REF:WELJAT12082022

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Gas central heating (supply disconnected)

**Services:** Mains drainage, water, gas and electricity.

**Please note:** Water, gas and electricity are all currently disconnected in anticipation of building works.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

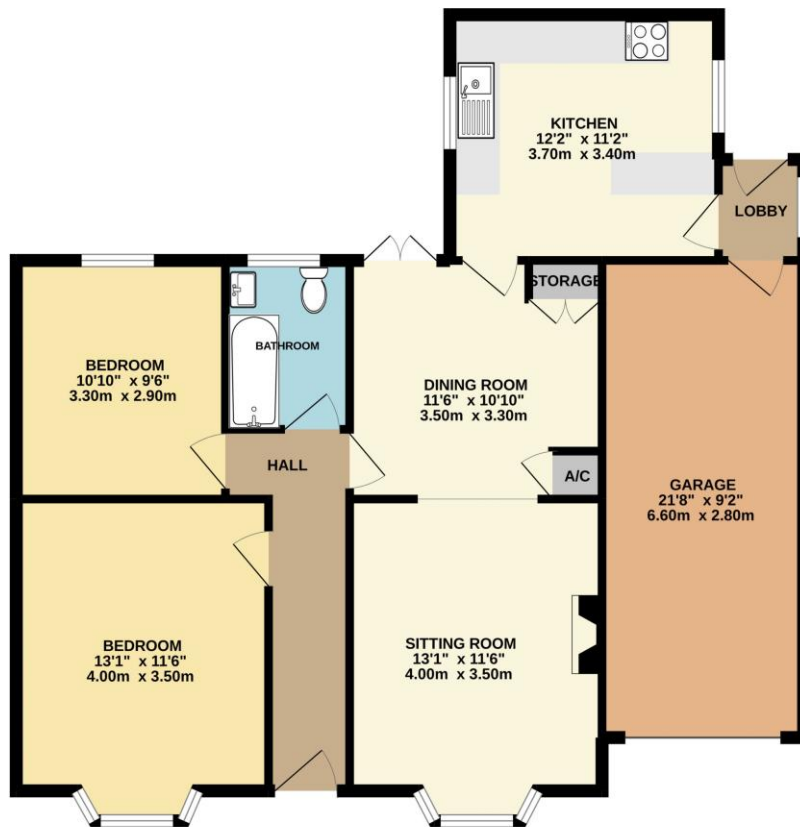
- Castle Cary
- Bath Spa & Bristol Temple Meads



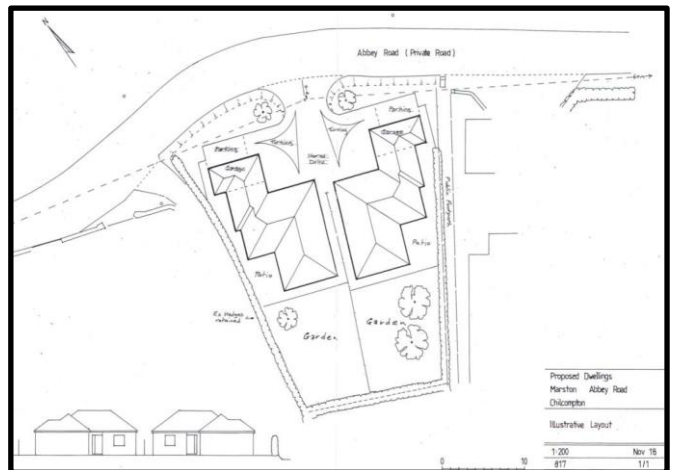
#### Nearest Schools

- Chilcompton (primary)
- Wells & Midsomer Norton (secondary)

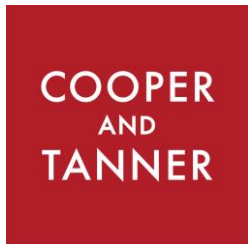
GROUND FLOOR  
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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