

# Rimini,

Croscombe, BA5 3RA



Offers in Excess £350,000 Freehold

The first time on the market since being built in 1960's, this detached double fronted bungalow is in an elevated position enjoying a view over the village and countryside. Offering good sized accommodation and offered with no onward chain.

# Rimini, Croscombe, BA5 3RA

 2  2  1 EPC E

## Offers in Excess of £350,000 Freehold

### DESCRIPTION

Set in an elevated position and orientated to enjoy the views over the village and countryside. Rimini lies in the residential area of Fayre Way.

The open fronted storm porch is to the rear of the property and leads into the spacious entrance hall with built in cupboard and doors leading to the principal rooms. The sitting room has a stone surround fireplace, panelling to one wall and a bay window enjoying views. Across the hall, is the main bedroom with a built in cupboard and a bay window enjoying the views.

Located to the rear, is the second double bedroom, a bathroom with low level wc, pedestal wash hand basin, panel enclosed bath with shower and an airing cupboard housing a hot water tank. There is also a separate cloakroom. The dining room is currently used as a second sitting room and adjoins the kitchen. Fitted with matching units incorporating single drainer sink unit, work surfaces, breakfast bar, plumbing for washing machine, electric cooker point and walk in larder. A stable door leads into the double glazed rear porch which then gives access to the large rear garden.

Whilst offering good sized accommodation the property would now benefit from upgrading.

Council Tax Band E

### OUTSIDE

The property is approached through double wooden gates giving access to the parking for several vehicles, the timber garage and carport. A path leads to the front of the property. The large garden is predominantly south facing and comprises a paved terrace, lawns and former vegetable garden. There are planted shrubs, soft fruit canes and fruit trees. At the bottom of the garden there are the former pigsties providing storage, a greenhouse and the original hand pump for the well. Enclosed by a mix of wall and hedge, there is a pedestrian gate to a footpath that leads to the centre of the village.

### ADDITIONAL INFORMATION

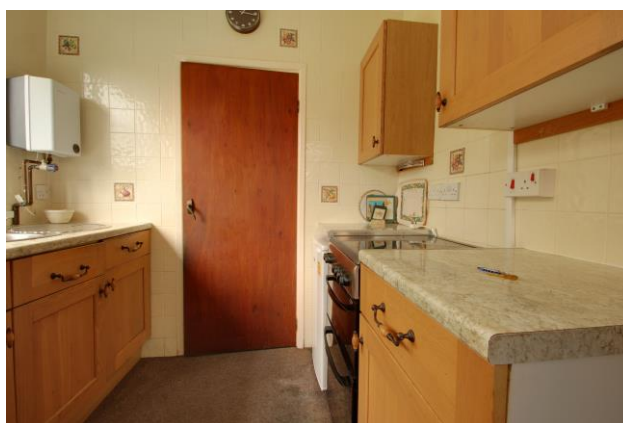
Electric heating. Mains' water, electricity and drainage are connected.

### LOCATION

Croscombe is a well served village with an excellent public house (with micro shop), village hall, church and a primary school. It is located for ease of access to the centres of Wells and Shepton Mallet with their range of local amenities and shopping facilities. The larger centres of Frome, Bath and Bristol are all within easy travelling distance. Castley Cary and Frome have main line stations to London Paddington.

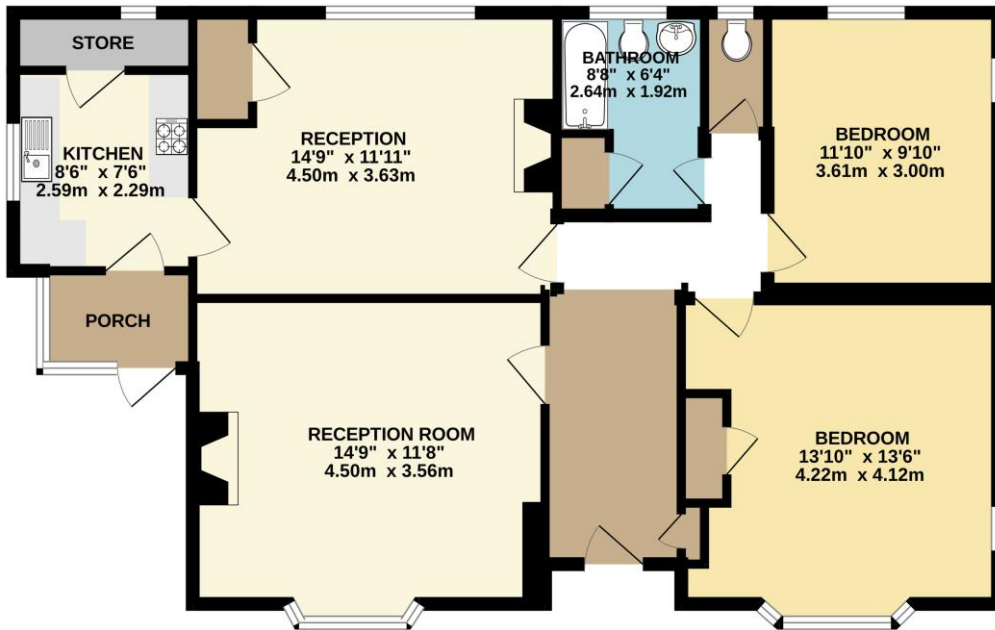
### DIRECTIONS

On entering the village via the A371, turn into Fayre Way and follow the road around to the right. The property will be seen a short distance along on the right hand side.





## GROUND FLOOR



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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