

Church View, Mill Leat

Baltonsborough, BA6 8HX

COOPER
AND
TANNER



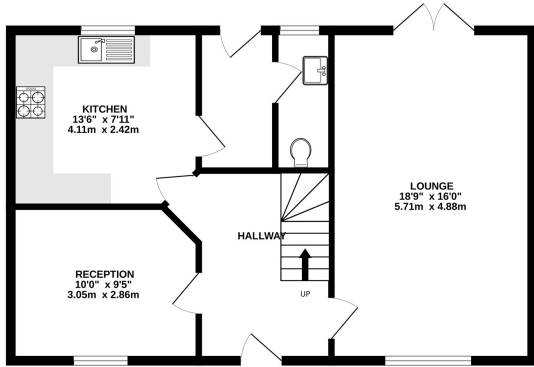
£350,000 OIRO Freehold

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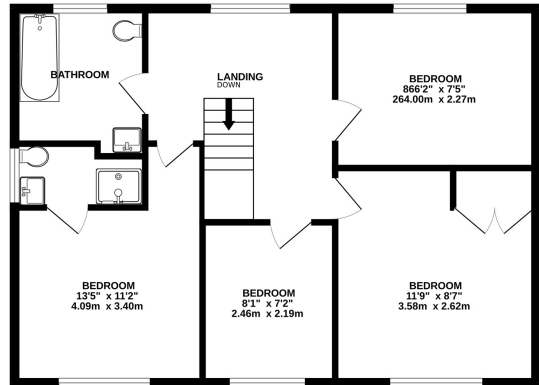
Description

A four bedroom family orientated home ideally situated on the edge of this sought after mid Somerset village. The property is a short walk from the village amenities, including the convenience store and is available to purchase with vacant possession. The accommodation comprises two reception rooms, a kitchen, utility area and a WC on the ground floor. Four bedrooms, an en-suite shower room and the family bathroom are located on the first floor. The rear facing rooms all enjoy extensive views across to the village Church. Parking is plentiful and there is the addition of a detached garage. Pedestrian side access leads to a secure and private rear garden.

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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Features

- NO ONWARD CHAIN
- Private rear garden adjoining countryside
- Substantial Lounge with French Doors
- Walking distance of village school, convenience store and village pub
- Utility area
- Within easy reach of Millfield Prep and Senior Schools
- En-suite shower room
- Detached garage and driveway parking
- Freehold - Council Tax Band E

Local Information

- Council Tax Band E
- Tenure Freehold
- EPC Rating D

GLASTONBURY OFFICE

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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.



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