

# The Batch

Ashcott, TA7 9PH

COOPER  
AND  
TANNER



## Asking Price Of £425,000 Freehold

A three bedroom detached house with characterful stone exterior and modern interior benefitting from a well connected village setting and scope to extend into a four bedroom property subject to relevant planning permission.

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## Ashcott

### TA7 9PH

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### ACCOMMODATION:

Entering the home on the ground floor, the property has an open plan kitchen and dining area creating a central space for cooking & dining. Flagstone flooring runs throughout much of the ground level, offering durability and ease of maintenance. The accommodation includes three bedrooms on the upper floor, along with a family bathroom. Each bedroom has natural light and space to accommodate standard furnishings with double beds. This is a practical home with scope for further development, subject to approvals, and would suit those looking for a well-presented home in a rural village setting.

### OUTSIDE:

Outside, the garden offers a manageable outdoor area suitable for a range of uses, with space for planting, seating or other features depending on preference. The property is connected to local amenities in Ashcott, primary schooling and road links to nearby towns such as Street. The village setting combines access with the benefit of a local community.

### LOCATION:

The popular village of Ashcott has facilities including two pubs, a highly-rated primary and pre-school, recreation grounds and good transport communications commutable to hubs such as the new Gravity Park and

Hinkley Point C. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. Street also provides good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately 8 miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London with links available in Bridgwater, Whilst Bristol Airport is within approximately 50 minutes drive.

### SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.







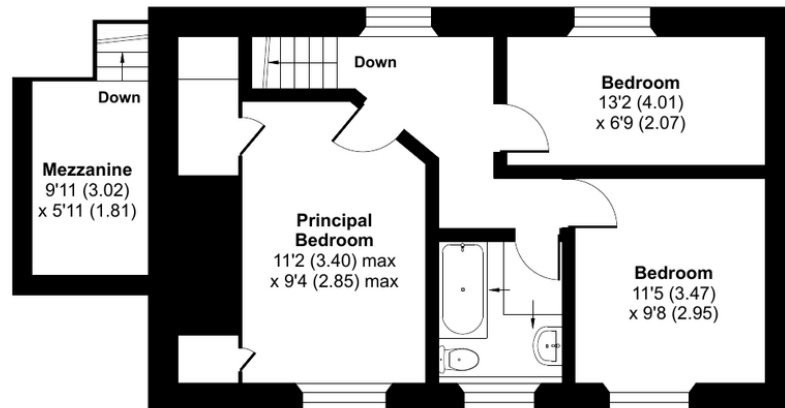
## The Batch, Ashcott, TA7

Approximate Area = 1098 sq ft / 102 sq m

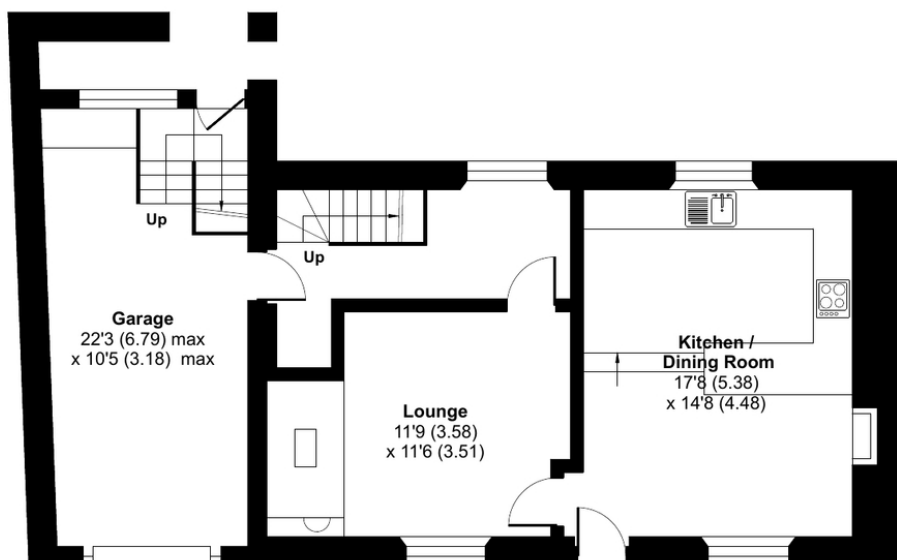
Garage = 225 sq ft / 20.9 sq m

Total = 1323 sq ft / 122.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1307132

### STREET OFFICE

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