

Stratton Road

Holcombe, Radstock, BA3 5ED

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£350,000 Freehold

A well proportioned, three bedroom semi-detached chalet style bungalow, situated within the highly sought after village location of Holcombe. The property is being offered for sale with no onward chain and enjoys good size gardens and ample driveway parking.

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BA3 5ED

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£350,000 Freehold

DESCRIPTION

A well proportioned, three bedroom, chalet-style bungalow situated within the highly sought after village of Holcombe, offering generous living accommodation, plenty of off-road parking, and an enclosed rear garden. The home offers potential to extend, subject to the relevant permissions being granted. The property is approached by a driveway which provides off-road parking for at least two vehicles, leading to the garage with up-and-over door. To the left of the driveway is a lovely front garden, bordered by a stone wall and mature shrubs and trees. Entering the home into an entrance hall which gives access to the two ground floor bedrooms, study, family bathroom, kitchen and lounge. Stairs from here ascend to the first floor, where the master bedroom with en-suite can be found. The lounge is a good size room with a bay window to the front, allowing for plenty of natural light to flow through. The kitchen is situated to the rear of the property and is well equipped with a range of wall and base units, inset steel sink, integrated gas hob with extractor over, and an eye-level oven. From here, a side door leads outside. The family bathroom offers a four-piece suite including a bath with shower attachment, w.c, wash hand basin and bidet. On the first floor, you are welcomed onto a spacious and naturally light landing space which flows seamlessly into the Master bedroom with en-suite shower room just off. This room is a very generous size and offers plenty of space for a large King size bed and additional furniture, as well as it already benefitting from ample built in storage. Sliding doors lead from the master bedroom out onto a wonderful terrace which overlooks the rear garden and surrounding rooftops.

OUTSIDE

To the rear of the property, there is an enclosed garden which is predominantly laid to lawn, with a patio seating area to the side and another gravelled area. A flowerbed with mature shrubs borders one side of the lawn. There is further scope here to create a personalised and tranquil space to enjoy during the warmer months.

LOCATION

Holcombe is a popular Somerset village being within commuting distance of both Bath and Bristol. Holcombe enjoys a variety of open spaces, rural views and surroundings which underpin the whole life and character of the village. Within the village there is a beautiful church, village hall, recreation field, a public house and Holcombe Farm Shop and Kitchen. A wide variety of local amenities and shopping facilities can be found in neighbouring towns and villages. The busy market towns of Frome and Shepton Mallet are both under 8 miles away. There are several schools nearby (both State and Independent) including primary schools at both Kilmersdon and Leigh on Mendip, Writhlington Secondary School, Wells Cathedral School and Downside School.

COUNCIL TAX BAND

C - Mendip District Council







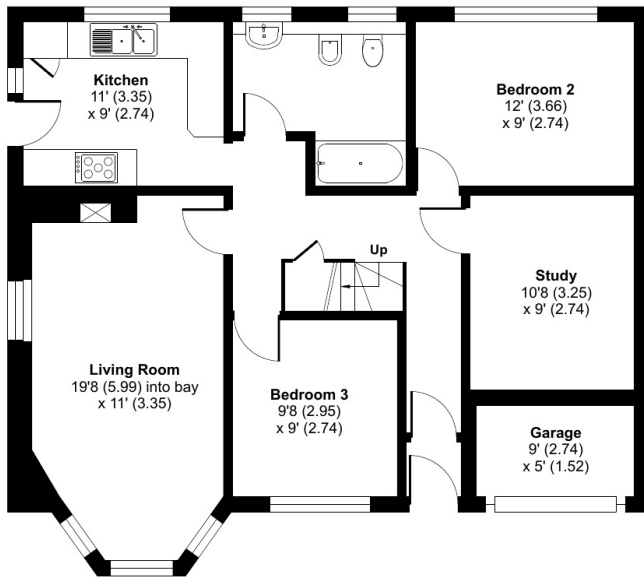
Stratton Road, Holcombe, Radstock, BA3

Approximate Area = 1336 sq ft / 124.1 sq m

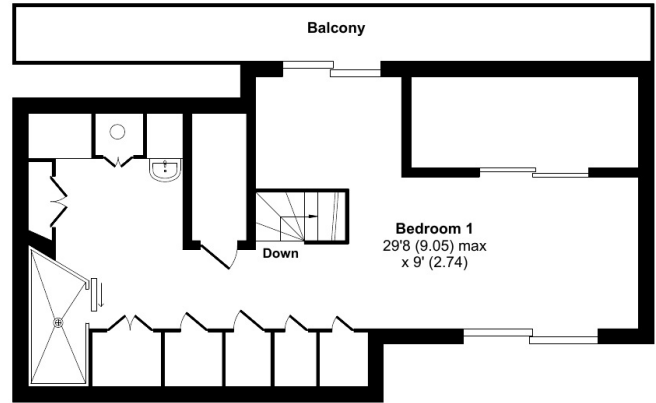
Garage = 43 sq ft / 3.9 sq m

Total = 1379 sq ft / 128 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1073906

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