

# Hurmans Close

Ashcott, TA7 9PU

COOPER  
AND  
TANNER



## Guide Price £255,000 Freehold

A well-proportioned, two bedroom semi-detached bungalow, tucked away in a quiet cul-de-sac in the popular village of Ashcott. Ideal for those looking to downsize to a little place in the country with easy access to Clarks Village or the M5. South facing rear garden, single garage and off-road parking add to the overall amenity of the property.

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### ACCOMMODATION:

The main entrance is on the side elevation and enters into a small hallway that leads to the two bedrooms, both situated at the front of the house, and the family bathroom which comprises a walk-in shower, hand wash basin and low level WC. At the end of the hall you have a door leading through to the living area and the kitchen. The kitchen is a good size with a range of base and eye level units, freestanding electric oven and hob with extractor over, stainless steel sink with mixer tap and space/plumbing for both a dishwasher and a washing machine. There is also an integrated fridge freezer. A door from the kitchen opens to the side of the property where there is access to the garage. The sitting room is a nice size with a gas fireplace at its heart. A door leads through to the conservatory which enjoys a south facing aspect but benefits from a solid roof, keeping the temperature at a pleasant level during both summer and winter months. There are bi-folding doors which open up onto a rear decking area.

### OUTSIDE:

To the front of the bungalow is a nicely landscaped garden and a sloping driveway for at least two cars leading to the single garage. There is side access along the property and the rear garden is south facing, levelled in multiple tiers and benefitting from two potting sheds and a greenhouse.

### SERVICES:

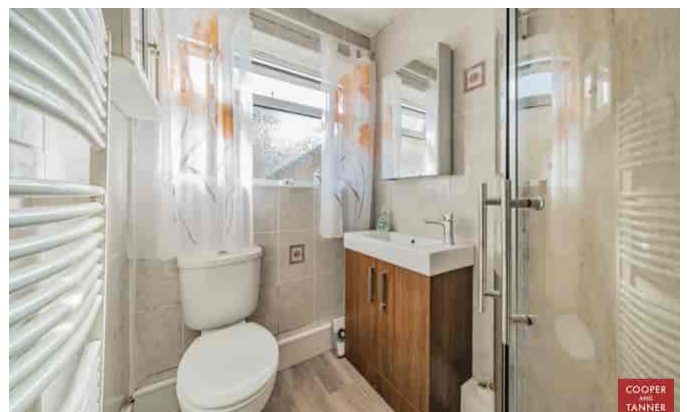
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax within Somerset Council.

### LOCATION:

The Polden village of Ashcott is popular due its wide range of amenities, proximity to transport links including the M5 and short driving distance from nearby Street, Glastonbury and Wells. The village benefits from a well-regarded primary school, playing fields, church and two public houses. Nearby Street offers a wide range of facilities with quality schooling at all levels including renowned Millfield School. Shoppers can enjoy the busy High Street as well as Clarks Village and a selection of supermarkets. The many restaurants cater to all tastes and a full range of health and leisure facilities can be found. Access to Paddington mainline rail services is available at Castle Cary, approximately 20 minutes' drive away.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01 458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





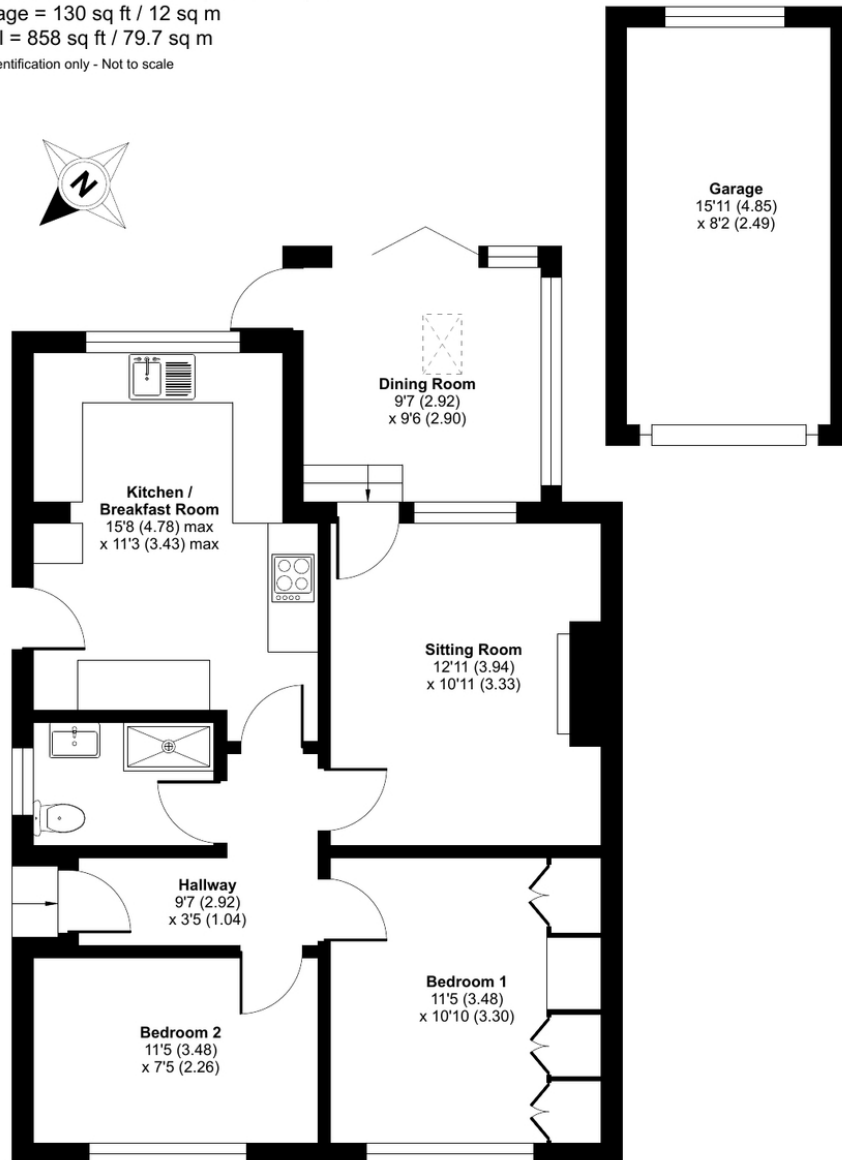
## Hurmans Close, TA7

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 130 sq ft / 12 sq m

Total = 858 sq ft / 79.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 1030148

### STREET OFFICE

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