

# Coombe Hill

Keinton Mandeville, TA11 6DQ

COOPER  
AND  
TANNER



## Asking Price Of £375,000 Freehold

A quite remarkable modern bungalow in near show-home condition, offering a rare opportunity within this much sought-after and thriving village location. The property features deceptively generous accommodation inside, complimented by a large corner plot and off-road parking for two-three cars.

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### TA11 6DQ

 2  1  1 EPC B

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### ACCOMMODATION:

A particularly spacious and welcoming reception hall draws you into the heart of this fabulous property, providing ease of access to all accommodation as well as a hatch with a fitted pull-down ladder to the loft. The main living space comprises an impressive open plan room, filled with natural light from dual aspect windows and doors to the garden. Whilst this is undoubtedly a sociable and easy space to navigate, there is ample room to define the living area and kitchen-diner with a comprehensive range of appropriate furniture and there is plenty of space for formal dining here. The kitchen itself features a wide range of modern fitted wall and base units with contrasting wood effect work surfaces, tiled floor and a one and a half bowl drainer sink. Integral appliances include a dishwasher, electric fan oven, ceramic hob, cooker hood and fridge-freezer. There are two excellent size double bedrooms, both including full height fitted wardrobes with sliding mirrored doors. These are served by a stunning four-piece bathroom with attractive tiling and modern white sanitary wares including a bath with mixer tap, WC, integral wash basin over vanity unit and a separate shower cubicle.

### OUTSIDE:

This property's setting, on the edge of this small modern cul-de-sac, provides it with a generous corner plot that isn't immediately obvious from its relatively modest frontage. A brick paved driveway at the front elevation provides parking for up to four cars, and double privacy gates open to a courtyard style garden at the side of the property. This offers potential for further secure parking, although is currently utilised as a secluded spot in which to enjoy the late afternoon and evening sunshine during the warmer months. There are various timber garden buildings here providing useful storage as well as a substantial workshop connected to power and offering superb hobby space. A pathway continues past the workshop and joins a patio spanning the rear elevation, offering a great place to entertain. The remainder of the garden is superbly designed, striking the ideal balance between interest and ease of maintenance with level lawns enclosed by well-kept borders containing established hardy shrubs and perennials.

### SERVICES:

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

### AGENT'S NOTE:

The property is subject to a £100 per annum management fee.

This truly 'turn-key' home must be viewed to be fully appreciated and would suit any buyers looking for an energy efficient, single-storey dwelling providing relative ease of maintenance and set within a quiet edge of village location.

### LOCATION:

Located within a small cul-de-sac of modern homes on the edge of this thriving village, yet within 150m of the superbly-stocked convenience store and well regarded Quarry Inn, which serves excellent food. The village also boasts a highly rated Primary School, Parish and Methodist Churches and further communal facilities including tennis courts, playing fields, two playgrounds and the village hall. Fibre broadband is also installed within the village. The convenient position allows for great access to transport links by road and rail. Castle Cary is approximately six miles away and provides a mainline railway station (London Paddington Line) as does Yeovil to Waterloo. The towns of Street, Somerton and Glastonbury are approximately 10-15minutes' drive away where a wide range of everyday amenities including health, leisure and shopping can be found. Bath and Bristol are approximately one hour by road. Renowned Millfield School is also located in Street, as is Clarks Village Outlet Shopping Centre.

### 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 (barring adverse weather).





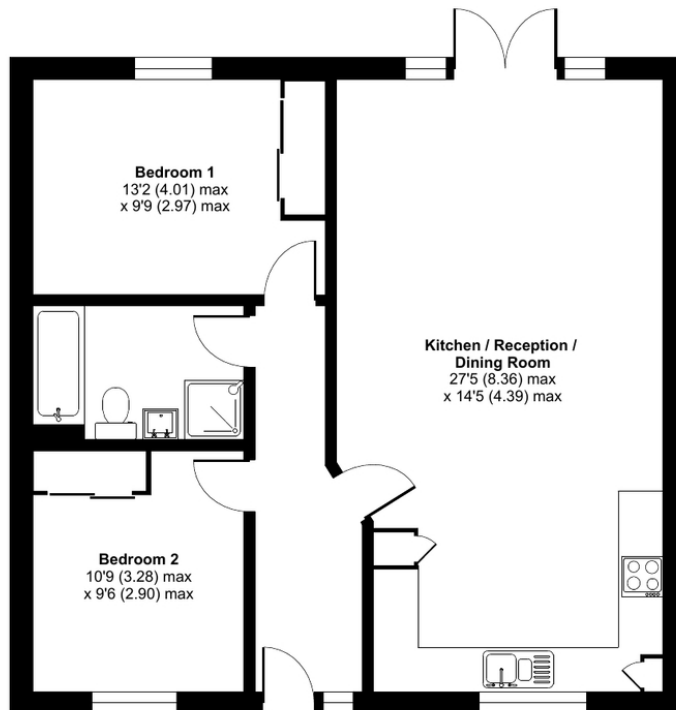
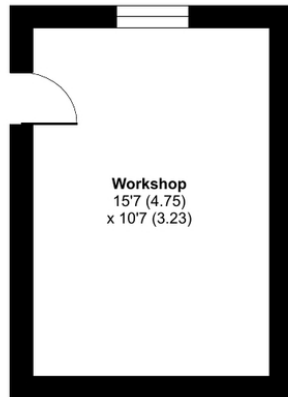
## Coombe Hill, Keinton Mandeville, Somerton, TA11

Approximate Area = 779 sq ft / 72.3 sq m

Workshop = 167 sq ft / 15.5 sq m

Total = 946 sq ft / 87.8 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: 960712

### STREET OFFICE

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