

Chancellor Road

Walton, BA16 9RX

COOPER
AND
TANNER



Asking Price Of £289,950 Freehold

A well-proportioned bungalow situated on a popular no-through road at the heart of the village, within a deceptively generous plot. A wide driveway and ramped frontage provide ease of access and the property is offered in good cosmetic order with no onward chain.

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EPC C

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ACCOMMODATION:

The principal entrance at the front elevation benefits from ramped access and opens into the large main reception room which offers dual aspect windows and loosely defined sitting and dining areas. An inner hallway at the heart of the property has doors opening directly off to all other accommodation. The two double bedrooms are of comfortable proportions, with one including fitted wardrobes and the updated shower room is not only stylish but practical for any buyer with mobility concerns due to the large walk-in shower and grab rails. The generous and well-appointed kitchen features a range of fitted wall and base units with shaker style doors, contrasting worktops and a one and a half bowl sink. Integral appliances include a dishwasher, fan oven with ceramic hob over and a washing machine. A door at the rear leads to a substantial uPVC double glazed conservatory, with double-glazed roof and fitted radiator ensuring this additional living/entertaining space is useable all year round.

OUTSIDE:

A double width driveway with wide opening ensures easy vehicular and pedestrian accessibility, as well as parking for two cars. Entry to the single garage is via up and over metal door at the front or pedestrian door from the rear garden. A gated side path also offers a level route into the back garden. The front aspect features a well-maintained lawned garden bordered by flower beds with established perennials and shrubs, whilst the deceptively large rear garden soaks up a sunny southerly aspect. This area is split into three distinct parts: with a large patio spanning the rear elevation, providing an abundance of space for garden furniture; a well maintained lawn with established borders and an area laid to

chippings for the easy addition of a greenhouse or storage sheds as required.

SERVICES:

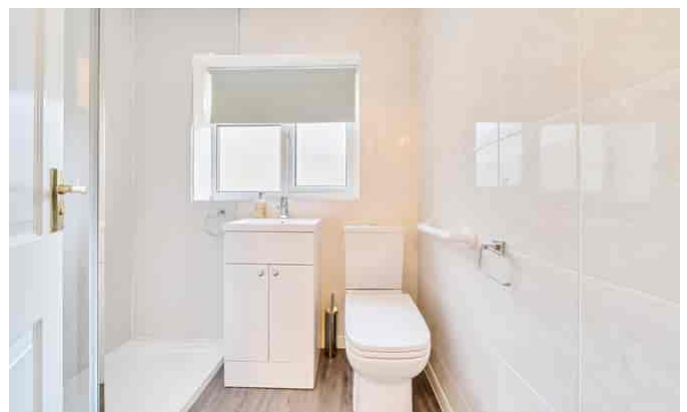
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded B for council tax, within Somerset Council. The ofcom checker states that mobile coverage is available with four major providers, and that Superfast broadband is available in the area.

LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a highly regarded pub, Church, C of E Primary School, pre-school playgroup and Village Hall with playing fields. Public transport links with nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers will enjoy the High Street and Clarks Village Outlets, with a variety of supermarkets and homewares stores within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most tastes. Rail links to London from Bridgwater and Castle Cary, Bristol Airport approx. 45 mins drive.

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).





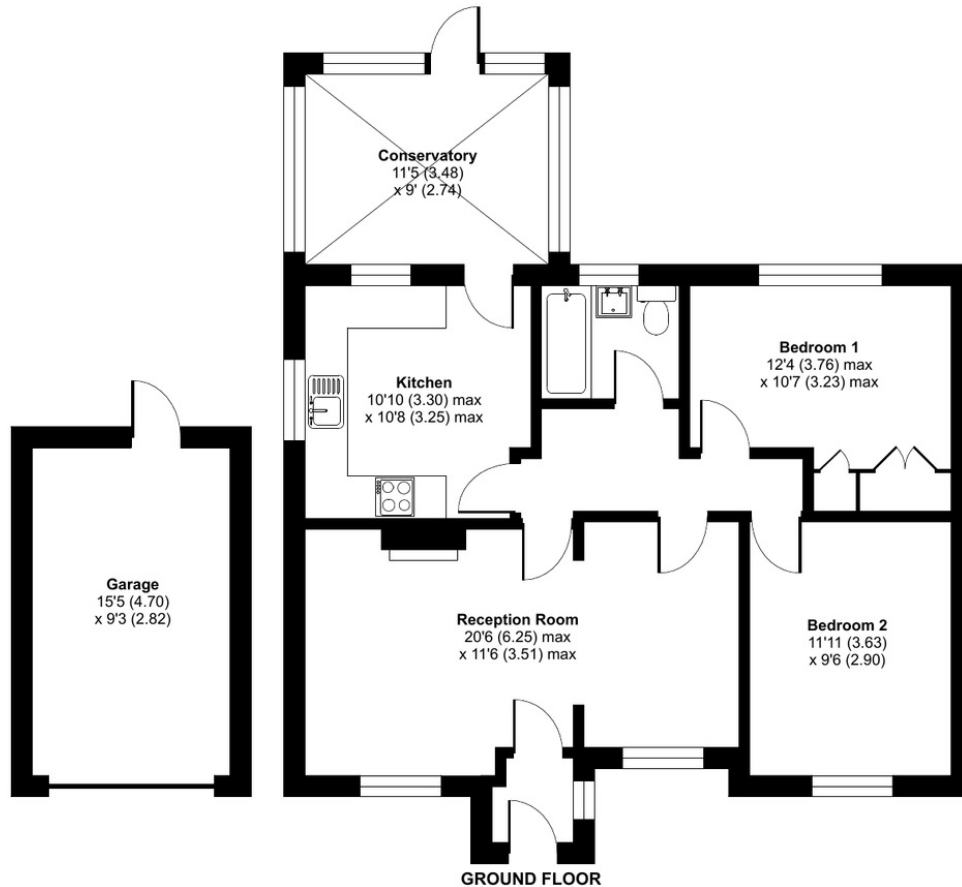
Chancellor Road, Walton, BA16

Approximate Area = 822 sq ft / 76.4 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 966 sq ft / 89.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1076388

STREET 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 matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

