

West Lydford

Somerton, TA11 6DS

COOPER
AND
TANNER



Asking Price Of £595,000 Freehold

This spacious detached bungalow sits within a generous plot on the edge of a sought-after village, offered with no onward chain, ready for immediate occupation and having just undergone a complete renovation to an exceptional standard inside and out.

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ACCOMMODATION:

Entered principally at the front elevation via a recently installed oak framed storm porch, sheltering the front door to the main reception hallway. Newly laid LVT flooring continues from here and through part of the accommodation, including the modernised cloakroom with flush WC and wash hand basin. The generously proportioned sitting room features a Minster stone fireplace at its focal point, whilst the totally transformed kitchen/diner provides a fabulous entertaining space, linking with the sun room at the rear. This offers a natural flow toward the rear garden, as well as a versatile additional reception room to suit a multitude of uses. The stylish and well appointed kitchen comprises a comprehensive range of fitted wall and base level cabinetry with contrasting composite stone worktops and an undermounted sink. Integral appliances include an eye level oven, microwave, dishwasher, fridge/freezer and gas fired Aga style stove. A separate utility room accessed from here, also provides space and provisions for laundry appliances. Moving through the central hallway you'll find a large coat and storage cupboard and further airing cupboard. All remaining rooms are also accessed from here. The spacious bathroom has just been fully renovated and features a modern four-piece suite to include flush WC, wall mounted wash basin over vanity unit, bath and a separate fully enclosed shower cubicle. The three bedrooms, all located at western end of the property, are generously proportioned and cater for double beds with a range of accompanying furniture. The excellent arrangement and generously proportioned accommodation here, are equally suited to busy family life, as they are to a buyer seeking a comfortable home to downsize to.

OUTSIDE:

The property is nestled comfortably at the heart of its generous c.0.2 acre plot and, with a freshly landscaped frontage including an extended and newly laid driveway, there is now ample off road parking for guests and larger recreational vehicles if required. A good sized single garage at the side elevation offers secure storage, featuring a remote roll-up door. The remainder of the front garden is predominately laid to recently installed lawn and bordered by well-tended flower beds with hardy shrubs and trees. Gated side access is available at both ends of the property. The large secluded rear garden enjoys a southerly aspect and has been recently

levelled and re-turfed, now ready to provide a family friendly recreation space, or blank canvass for keen gardeners. New timber fencing has also created a safe enclosed space for children and dogs.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded E for council tax band within Somerset Council. Ofcom's online service checker states that mobile coverage is likely with all four major providers and ultrafast fibre broadband is available in this postcode. Further material information can be found in the link provided on our online listings, or by contacting our team.

LOCATION:

Whilst the postcode places this property within a West Lydford postal address, you will find it located on the edge of the thriving village of Keinton Mandeville, which boasts a wide range of amenities. These include a superbly-stocked convenience store and well regarded Public House (The Quarry Inn, which serves excellent food), a highly rated Primary School, Parish and Methodist Churches and further communal facilities including tennis courts, playing fields, two playgrounds and the village hall. 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), and the A303 between Devon and London is joined at Podimore, only 4 miles away. The towns of Street, Somerton and Glastonbury are each 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.

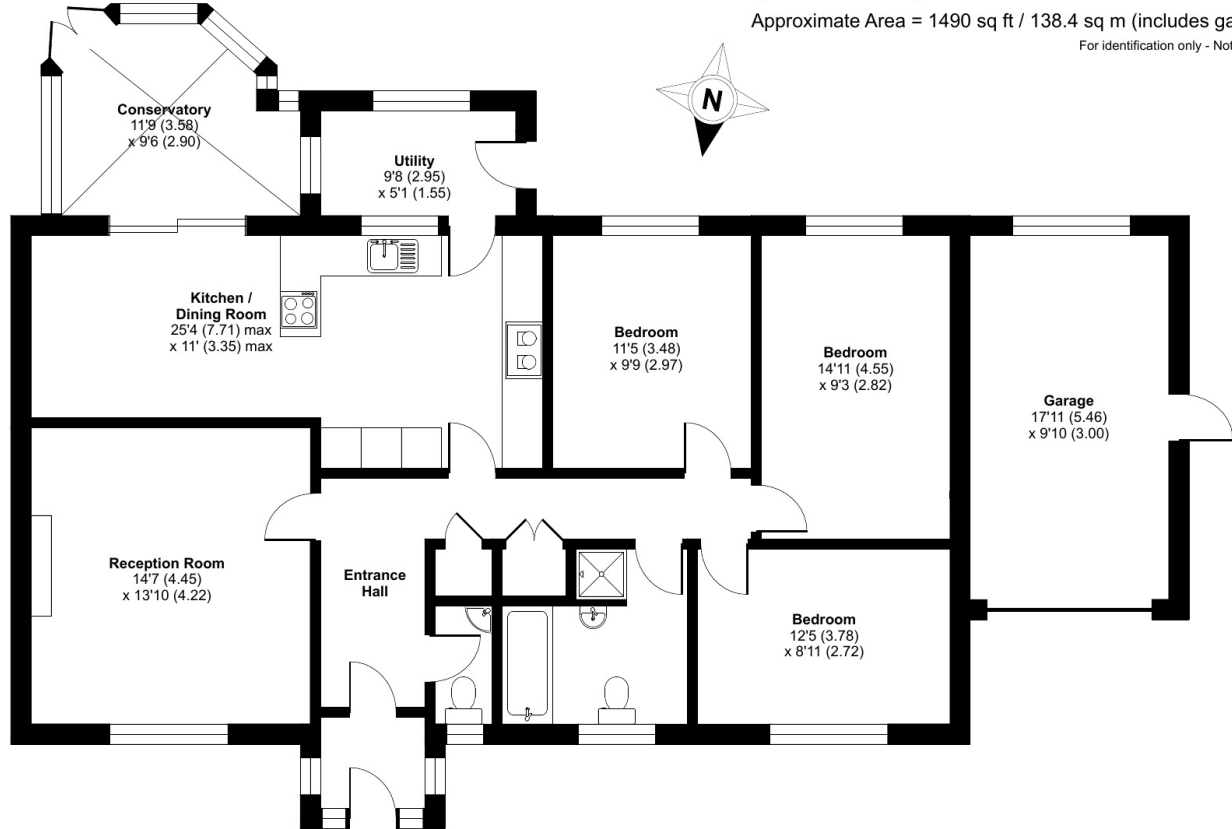




Montana Lodge, West Lydford, Somerton, TA11

Approximate Area = 1490 sq ft / 138.4 sq m (includes garage)

For identification only - Not to scale



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: 1177675

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

