

Coombe Hill

Somerton, TA11 6DQ

COOPER
AND
TANNER



Asking Price Of £349,950 Freehold

An immaculately presented three bedroom semi-detached property in the sought-after village of Keinton Mandeville. With a good sized rear garden and off-road parking this property makes for an ideal family home.

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 3  1  2 EPC B

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ACCOMMODATION:

The property is accessed at the front elevation, where the main entrance door opens into a welcoming entrance hall, with doors leading to the downstairs cloakroom, main living room, kitchen/dining room and there are stairs rising to the first floor landing. The main living room is very spacious with a large front aspect window letting in plenty of light, and a modern solid-fuel burning stove in the corner adds a good deal of ambience to the family space. The kitchen/dining room is a fantastic space, light and airy with French doors leading out to the rear garden. The kitchen is fully equipped with a range of base and eye level units as well as integrated appliances including electric oven and gas hob, fridge/freezer and dishwasher. The stainless steel sink with chrome mixer tap looks out onto the lovely rear garden.

The first floor is very nicely proportioned, with a master bedroom to the front, with built-in wardrobes as well as a well-appointed en-suite shower room. There are two further bedrooms, easily a further double and a good sized small double/large single. There is a spacious family bathroom also, with bath and shower over, WC and hand wash basin.

OUTSIDE:

To the front of the property is an area of brick-paved parking for two vehicles and a lawned area making up the overall aesthetic frontage of the secluded cul-de-sac. The property benefits from a side entrance leading to the rear garden.

To the rear of the property is a very nicely sized garden that envelops the back and side of the house. This provides ample space for the large garden shed and any additional garden storage you may need.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

AGENTS NOTE:

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

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.

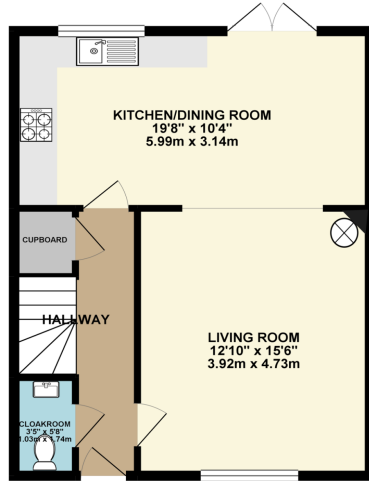
VIEWING ARRANGEMENTS:

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).

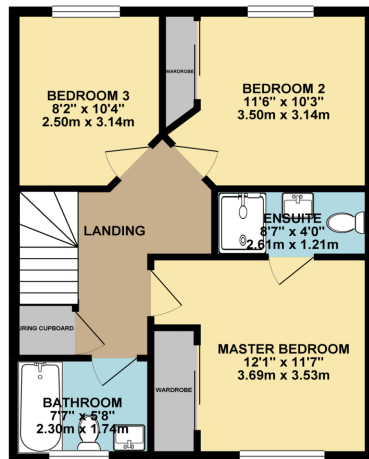




GROUND FLOOR 507.57 sq. ft.
(47.16 sq. m.)



1ST FLOOR 507.57 sq. ft.
(47.16 sq. m.)



TOTAL FLOOR AREA : 1015.15 sq. ft. (94.31 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Three Bedroom Semi Detached

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