

# Hurmans Close

Ashcott, TA7 9PU

COOPER  
AND  
TANNER



## Asking Price Of £367,500 Freehold

This light and spacious bungalow has been tastefully renovated in recent years, not only modernising the appearance but improving the flow of accommodation, whilst still taking in countryside views at every opportunity. Situated on a corner plot on the edge of the village and with no onward chain.

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## Ashcott

### TA7 9PU

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### ACCOMMODATION:

The property is accessed via the side elevation from the driveway; and the entrance, which is sheltered by a carport, opens into the impressive open plan kitchen/breakfast room. This beautifully light, airy and contemporary space features a range of stylish fitted base and wall units with slim profile worktops, a composite drainer sink with mixer tap and integral appliances including an electric oven, gas hob and cooker hood over, dishwasher and fridge/freezer. Quality oak flooring continues from here, throughout most of the living space, creating a feeling of continuity and ease of maintenance. All other rooms are reached from this sociable space at the heart of the home. Initially there are two good size double bedrooms, served by a superbly appointed family bathroom including p-shaped bath with shower. A large separate living room is flooded with natural light from triple aspect windows and provides ample space for seating, whilst the connected sun room at the rear offers a formal dining area or chillout space to soak up the fabulous views to the south and east. These views can also be enjoyed by all three bedrooms, including the master bedroom at the far end of the property enjoys a dual aspect as well as it's own stylish en-suite shower room.

### OUTSIDE:

Being situated at the entrance to the cul-de-sac and on the outer edge of the village, affords this property a larger than average front and side garden and a great open aspect over neighbouring fields. The attractive frontage is set partially to lawn framed by established herb, shrub and flower borders, with the remainder laid to paved and concrete driveway providing off road parking comfortably for three cars. The single garage has an up and over door to the front, where there is also an electric vehicle charging point, and a pedestrian door opening to the rear garden. Gated side access is also available at the opposite elevation. The south facing rear garden enjoys good levels of privacy and offers something to please both hobby gardeners and BBQ enthusiasts, with one half of the garden laid to grass and shrub borders and the other featuring a secluded composite deck for outdoor seating and a hot tub.

### AGENT'S NOTE

Whilst we are sure this will make a wonderful home for the incoming purchaser, potential investors should note the excellent return our client has been maintaining from use as a holiday let, in the region of 10% gross annual yield, with reviews of the accommodation almost exclusively excellent. Our clients would be happy to provide more detail to appropriate interested parties.

### SERVICES:

Mains gas, electric, water and drainage is connected, and gas central heating is installed. The property was previously banded D for council tax, however is currently subject to business rates due to its holiday let status.

### 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 01458 840416. Please do not attempt an impromptu viewing without an appointment. If arriving early, we would ask you to kindly wait outside for a member of our team to arrive.



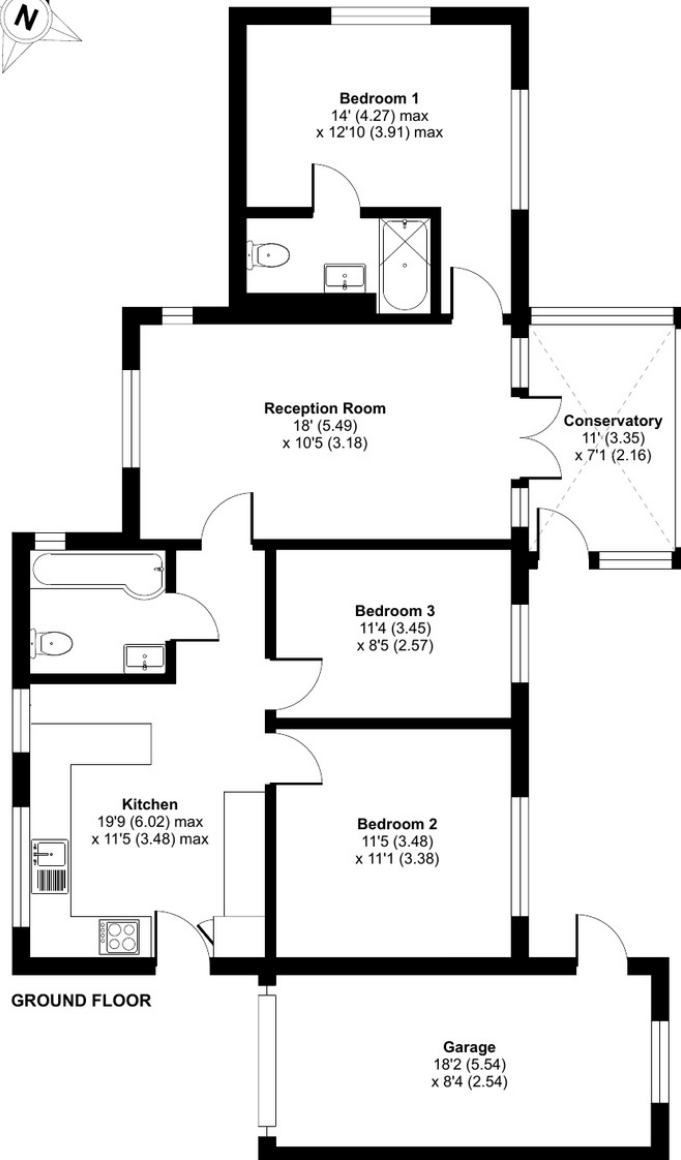




# Hurmans Close, Ashcott, Bridgwater, TA7

Approximate Area = 1081 sq ft / 100.4 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). © nchecon 2023. Produced for Cooper and Tanner. REF: 992970

## STREET OFFICE

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