

# Orchard Way

Keinton Mandeville, TA11 6EX

COOPER  
AND  
TANNER



## Guide Price £375,000 Freehold

A fantastic opportunity to acquire this three bedroom detached family home in the sought-after village of Keinton Mandeville. A quiet cul-de-sac location, well-proportioned plot and ample living accommodation make for an ideal family home.

# Orchard Way

## Keinton Mandeville

TA11 6EX

 3  2  3 EPC C

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### ACCOMMODATION:

From entering the property at the front elevation,, you are welcomed by an entrance hall and stairs leading to the first floor landing as well as an internal door to the garage. A door to the left leads through to the large living/dining room which benefits from a south facing front window and sliding glazed doors accessing the rear garden. The kitchen is well-appointed with a range of base and eye level units, wall-mounted electric oven and grill along with an electric hob with extractor over. From the kitchen a door leads into the very useful utility room with downstairs cloakroom and a door to the rear garden.

To the first floor there are three well-proportioned bedrooms and a family shower room. A fourth bedroom was converted to provide the master bedroom with an en-suite bathroom. This could potentially be reconfigured to provide an additional bedroom, albeit losing the convenience of the en-suite.

### OUTSIDE:

To the front of the property there is a small area of garden made up of mature planting, stone chippings, a tarmac driveway providing parking for at least two vehicles and access to the single garage.

The rear garden is mostly laid to lawn with a spacious patio area for outside entertaining. This space also benefits from a large shed/summer house. The rear garden is ideal for pets and children as it is completely walled and therefore secure.

### SERVICES:

Mains gas, electric, water and drainage are connected, a water meter is in place and gas central heating is installed. The property is currently banded D for council tax, and falls within Somerset Council. Ofcom state that Standard and Superfast broadband are available in the area, with mobile coverage available in the area with four providers.

### LOCATION:

The sought-after village of Keinton Mandeville is the home of Blue Lias Stone, which is synonymous with traditional architecture throughout the wider area. Its' origins are mentioned in the Domesday book but the village took off in the 19th century. It is now blessed with great facilities including a popular general store, hairdresser, public house, highly regarded Primary School, Parish and Methodist Churches and various recreation areas/pitches. Castle Cary is approximately six miles away and provides access to a mainline Railway Station (London Paddington Line). Bath and Bristol are approximately one hour by road. Renowned Millfield Independant School is located in Street, just 10-15 minutes' drive away, as is Clarks Village and a wide range of shopping, restaurants, leisure pursuits and secondary education options.

### 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).



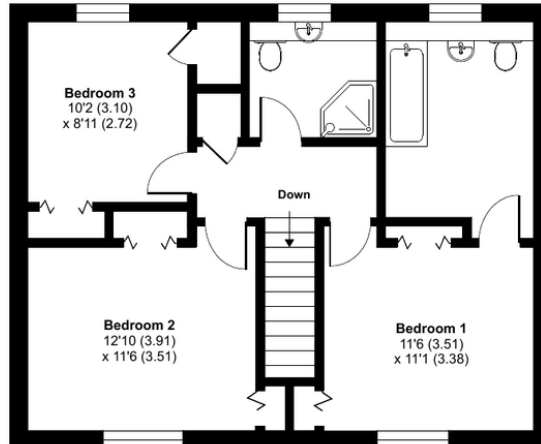




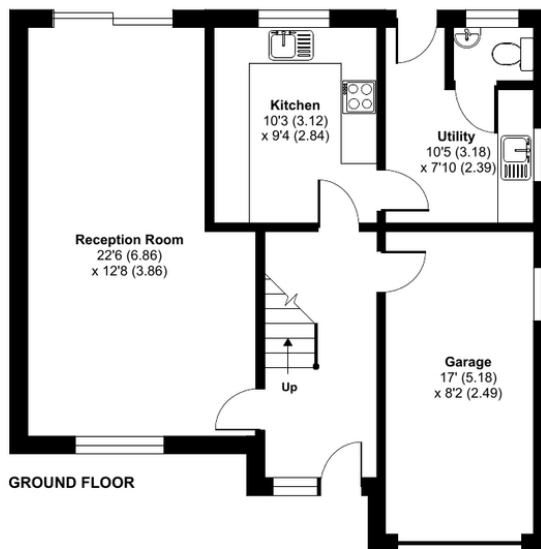
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Approximate Area = 1372 sq ft / 127.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1062138

## STREET OFFICE

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