

Steel Lane

Catcott, TA7 9HW

COOPER
AND
TANNER



Asking Price Of £399,950 Freehold

A deceptively spacious, versatile and superbly presented bungalow situated on the edge of this sought after Polden Hills village, taking in stunning countryside views and situated within easy reach of nature reserves and local amenities.

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ACCOMMODATION:

Corner Cottage is an interesting and unique detached home located on the edge of this highly sought-after village, with extensive views over surrounding countryside due to the open aspect from its elevated position. The accommodation briefly comprises a spacious entrance hall with doors opening to all rooms, including a very large triple aspect living room flooded with natural light. Double doors lead out to the gardens and a wood-burning stove provides a lovely focal point. The well-appointed kitchen/dining room offers a sociable eating area and a comprehensive range of fitted wall and base units, integrated cooker and hob and space for a dishwasher and under-counter fridge. An internal door opens to the separate utility room where there are further base units, access to the boiler, plumbing for a washing machine and a door to the rear gardens.

All four of the bedrooms are good sizes and enjoy fitted storage, with three of these being generous doubles, and the fourth single currently used as an office. The master bedroom features its own en-suite shower room whilst the other bedrooms are served by the modern family bathroom including shower over bath.

OUTSIDE:

The bungalow sits within an excellent plot with well maintained gardens on three sides, enclosed by pretty stone walls. A timber five-bar gate opens into the generous driveway, offering parking for up to three cars comfortably. The detached garage is slightly larger than your average single, and features power, light, an up and over door and pedestrian side access, offering potential as a hobby space/workshop or simply for additional storage. An electric car charging point is also fitted, which is accessible from the driveway. Gardens comprise of lawns and colourful flower/shrub borders on the south and eastern sides of the property, taking in the stunning countryside views, and a secluded patio at the rear elevation providing the perfect sheltered spot for barbecues. In our

the ideal balance between attractive outdoor space and relative ease of maintenance, has been struck here.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded F for council tax, within Somerset Council.

LOCATION:

Catcott is situated in the stunning Polden Hills between Street and Bridgwater and has a local bus service. The village offers a well-regarded primary school, two pubs serving food, a church and a playing field where you'll find regular community events. The neighbouring village of Edington provides a popular convenience shop, health centre and village hall. Catcott is approximately 7 miles from both Street and Bridgwater, where there are a full range of shopping and leisure facilities. Secondary schooling is available at Crispin School and Strode College, as well as renowned Millfield School, all found within Street. The Shapwick Heath nature conservation area is within a short drive and provides picturesque walks through the Somerset Levels. M5 access is c.10 minutes away at Junction 23, and Taunton, Bath, Bristol and Exeter are all within commuting distance.

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).

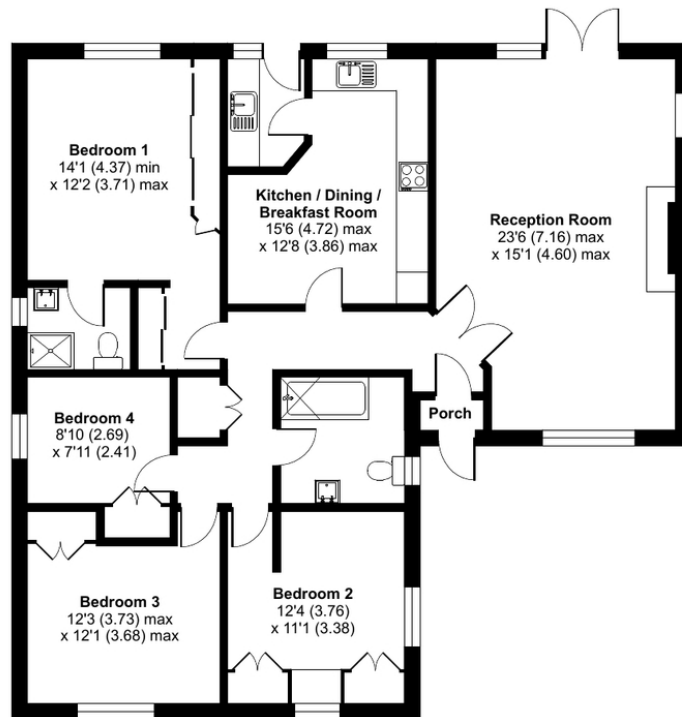
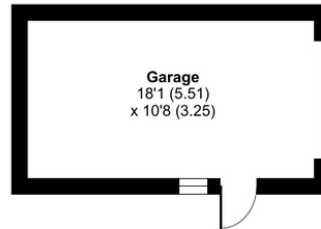




Steel Lane, Catcott, Bridgwater, TA7

Approximate Area = 1555 sq ft / 144.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Cooper and Tanner. REF: 987386

STREET OFFICE

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