

Main Street

Walton, BA16 9QE

COOPER
AND
TANNER



Guide Price £410,000 Freehold

A quite beautifully presented and spacious detached bungalow in this popular village less than a mile from Street and a wide range of amenities. This 'turn-key' home must be viewed to be appreciated, and would equally be suited to a family or a home for your retirement.

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ACCOMMODATION:

The property is entered principally via the main front entrance, which benefits from a wider than average, wheelchair accessible door, opening into a generous and naturally light reception hall. From here there are doors opening directly to all living and bedroom accommodation. The spacious sitting room has stylish decor and quality wooden flooring, with a modern flame effect electric fire at its focal point, whilst the impressive kitchen/diner has ample space for entertaining and family dinners. Here you'll find a comprehensive range of attractive fitted wall and base level cabinetry with contrasting work surfaces a one and a half bowl drainer sink. Integral appliances include an eye level oven and grill, dishwasher, and fridge/freezer. Double doors open directly to the garden from here also. All three bedrooms can accommodate double beds if required, and have their own tasteful colour schemes. Completing the internal space is fabulously appointed family bathroom, which is largely tiled and complimented by a modern white suite to include an integral WC and wash basin upon vanity unit, and a shower over bath. A cloakroom providing a second WC and wash basin, is accessed from the garden.

OUTSIDE:

This property's frontage may be low maintenance but is enclosed by a beautiful, recently rebuilt Blue Lias stone wall and gated entry, creating a practical, accessible and attractive entrance that is safe for pets and children. There is space here for four to five cars, and a further driveway continues past the side of the bungalow, providing an additional parking space in front of the detached garage. Being of fairly generous proportions, this single garage offers great storage options as well as workshop potential. The level rear garden is ideal for families, pet owners and those seeking a manageable plot to enjoy the outdoors, without intensive ongoing maintenance. The central lawn offers plenty of recreation space, and a hardstanding/patio area hosts both a large timber shed and an

outdoor entertaining space. The plot also enjoys a good degree of privacy at the rear.

SERVICES:

Mains electric, water and drainage are connected and economy electric heaters are installed. The property benefits from a combination of triple and double glazing. Council Tax Band D within Somerset Council. Ofcom's online checker states that good indoor mobile phone signal should be available through at least two of the big four providers and that superfast broadband is available in the area.

LOCATION:

Situated at the heart of the village of Walton, which is less than 1 mile from Street and provides a range of amenities including a pub, Church, Ofsted outstanding Walton C of E Primary School, pre-school playgroup and Village Hall, all within a short walk. There are lovely countryside walks nearby as well as recreation grounds. Public transport links to nearby towns including Glastonbury and Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers can enjoy the busy High Street and Clarks Village Outlets, along with a good variety of supermarkets and homewares stores within c.15 minute walk. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most tastes.

VIEWING ARRANGEMENTS:

Our clients have requested that all enquiries should be strictly through prior contact and arrangement with selling agents Cooper and Tanner: 01458 840416.





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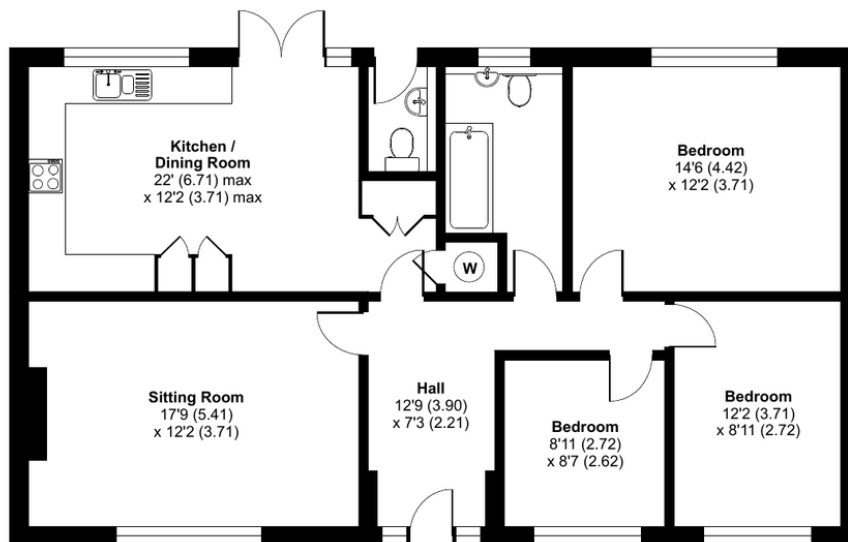
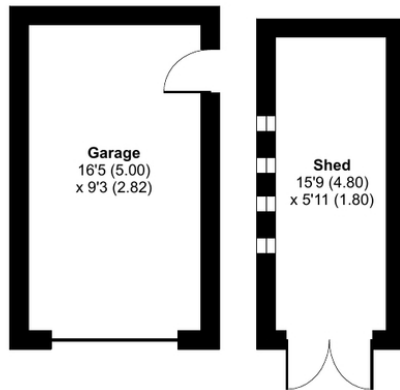
Approximate Area = 1088 sq ft / 101.1 sq m

Garage = 154 sq ft / 14.3 sq m

Shed = 95 sq ft / 8.8 sq m

Total = 1337 sq ft / 124.2 sq m

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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1121578

STREET OFFICE

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