

Orchard View

Baltonsborough, BA6 8QH

COOPER
AND
TANNER



£340,000 Freehold

3 2 2 EPC D

Description

This semi-detached village home will appeal to those seeking a peaceful countryside lifestyle as this property enjoys rural aspects and a large rear garden. The property has been recently decorated and benefits from new carpets in several rooms and no onward chain. There are two south west facing reception rooms and a functional kitchen that overlooks the large garden at the rear. A shower room with WC and a summer room providing garden access can be found off the kitchen. There are three first floor bedrooms and a family bathroom, the bedrooms are of good proportions and offer elevated views over countryside. There is ample off road parking and a substantial rear garden that is predominantly laid to lawn for low maintenance.

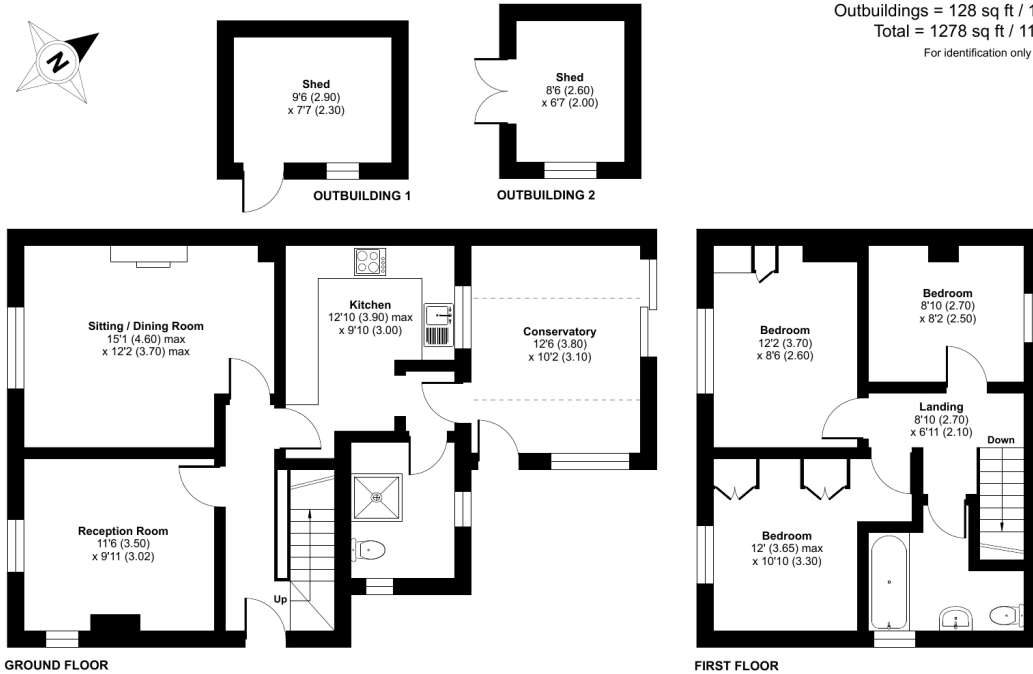
Orchard View, BA6

Approximate Area = 1150 sq ft / 106.8 sq m

Outbuildings = 128 sq ft / 11.9 sq m

Total = 1278 sq ft / 118.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1254349



Features

- No onward chain
- Recently re-carpeted and decorated
- Edge of village location but within walking distance of amenities including village shop
- Extensive rear garden adjoining open countryside at the rear
- Two garden sheds
- Potential to extend with precedence set by neighbouring properties, subject to all necessary permissions
- Several westerly aspects
- Freehold - Council Tax Band D

Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket