

16 Sunnymead, Oakhill, BA3 5AX



£270,000 Freehold

This attractive end terrace house has been refurbished to create an ideal home with newly fitted kitchen including appliances, newly fitted first floor shower room, new boiler and benefits from a sunny garden. Situated within commuting distance of Bath, Bristol, Wells and Frome. Viewing is recommended as offered with no onward chain.

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DESCRIPTION

This mature three bedroom house offers well-proportioned accommodation in a popular Mendip village. The property has been refurbished to include new heating system, improved insulation, rewired and decorated throughout with new floor coverings, newly fitted shower room and kitchen. Perfect to move straight into.

A double glazed door leads from the front into the spacious entrance hall with wood effect flooring, doors to principal rooms, and a staircase rising to the first floor with understairs cupboard. The good sized sitting room has a connecting door to the dining room. The fireplace still has a working chimney should the new owners wish to install a wood burner. At the rear of the property and enjoying access and a view of the garden, the light and airy kitchen / dining room is newly fitted with a modern range of base and drawer units incorporating single drainer sink unit, work surfaces, ceramic hob, single oven, canopy, freestanding washing machine, freestanding tumble drier and free standing fridge / freezer. There is a larder and a door links back to the entrance hall. The spacious dining area has a built in storage cupboard, double glazed French doors to the garden and ample space for table and chairs.

On the first floor, there are three bedrooms (two doubles and a good sized single). The newly fitted shower room has a white suite of pedestal wash hand basin, low level wc and a walk in shower with monsoon shower head, diverter and screen.

OUTSIDE

Steps lead down to the front entrance door and a path continues to the side and rear gardens. The side garden is planted as a rockery with the rear garden designed for low maintenance and is ideal for entertaining. A raised border is planted with mature shrubs creating a colourful backdrop. There is the scope to create further pedestrian access behind the Timber Summerhouse. The front has been brick paved to create off road parking.

ADDITIONAL INFORMATION

Gas fired heating. All mains' services are connected. Council Tax Band A. Parking has been created to the front the "drop kerb" paperwork is yet to be finalised.

LOCATION

Oakhill lies within easy commuting distance of Bristol, Bath, Wells Shepton Mallet and Frome. The nearby main line rail links are situated at Castle Cary, Frome, Bath and Bristol. Within the village is a doctor's surgery, village church, village hall, a village foodie pub, the Mendip Inn restaurant and an excellent primary school.

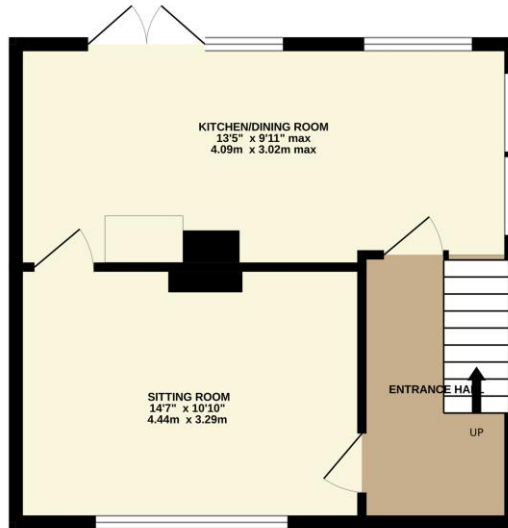
DIRECTIONS

Leave Shepton Mallet heading north on the A37. Take the 2nd turning right signposted to Bath. On entering the village, take the 1st main turning left into the High Street. Continue along this road and on into Little London. The turning for Sunnymead is on the left hand side. The property is the last house on the left.

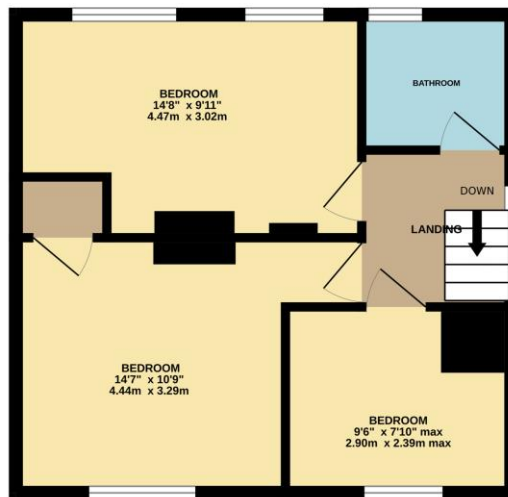




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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