

Church Way

Catcott, TA7 9JA

COOPER
AND
TANNER



Asking Price Of £545,000 Freehold

A well-proportioned, detached, three bedroom bungalow in a lovely location within the heart of Catcott. With a large garden, plenty of off-road parking and a large double garage, this property offers lots of flexibility. Offered with no onward chain, a viewing is highly recommended.

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ACCOMMODATION:

At the front elevation, the sheltered front door opens into a welcoming hallway featuring cloakroom with WC and doors leading to the various accommodation. The large sitting/dining room has sliding doors leading into the conservatory as well as a front aspect window and feature fireplace. From the conservatory, which overlooks the south facing garden, there is a door out to the garden. Off the main hallway is the kitchen which is well-proportioned and offers a range of base and eye level units, stainless-steel sink with mixer tap, built in cooker, hob with extractor over, space for fridge freezer and plumbing for a washing machine. A door from the kitchen leads out to the rear patio. There are two large double bedrooms, both with spacious en-suite bathrooms with WC's and hand wash basins. The first en-suite has a corner bath with electric shower over, and the second has a walk-in seated bath with shower over. The third bedroom is nearer the living accommodation and also a good size double, although has currently been used as an office.

OUTSIDE:

To the front of the property there are some well-established beds and off-road parking for three to four cars, as well as a double garage offering additional parking, storage or workshop space as required. There is a driveway that loops around the side of the property and runs alongside the rear garden to a further garage which would work very well as a workshop or perhaps be modified as a home office or studio (with the necessary permissions). The large, south facing rear garden is mostly laid to lawn with some well-established beds with mature shrubs and flowers. There is a patio area to the rear of the house and some areas of vegetable patch at the rear near the second garage. The space would suit a keen gardener, but could also be adapted to provide for lower maintenance.

SERVICES:

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

LOCATION:

Catcott is situated in the stunning Polden Hills between Street and Bridgwater and has a local bus service. The village has 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).





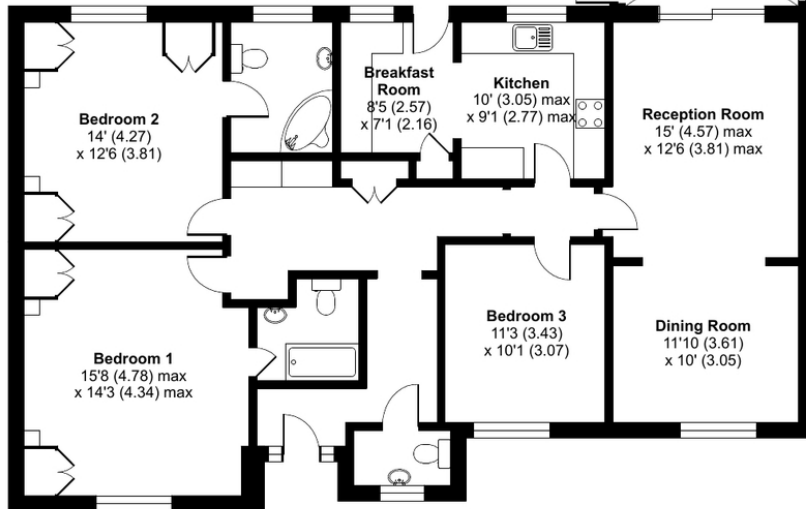
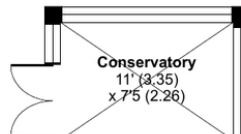
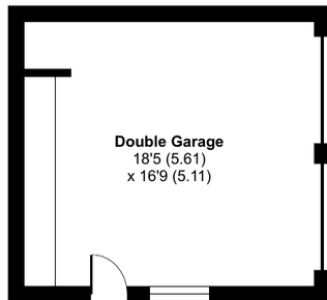
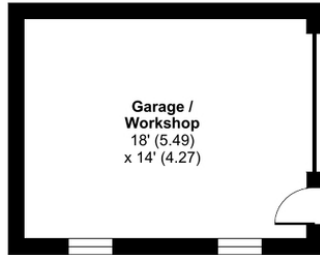
Church Way, Catcott, Bridgwater, TA7

Approximate Area = 1451 sq ft / 134.7 sq m

Garages = 563 sq ft / 52.3 sq m

Total = 2014 sq ft / 187.1 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 978387

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