

Hector Road

Catcott, TA7 9HL

COOPER
AND
TANNER



Asking Price Of £370,000 Freehold

An immaculately presented and well proportioned detached bungalow sitting within a generous and beautifully landscaped plot on the edge of this sought after Polden Hills village. Ample parking is offered with a driveway, carport and garage offering flexibility.

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ACCOMMODATION:

As you enter through the principal entrance, the front door opens into a spacious reception hall at the heart of the property, which guides you to all living and bedroom accommodation off this central area. Here you'll also find a wealth of storage provided by the bespoke fitted full height cupboards and loft access with a fitted ladder. On one side of the property are the living areas comprising: a light and airy sitting room with an attractive modern fireplace at its focal point and; a well proportioned kitchen/diner boasting a modern shaker style kitchen featuring a range of wall and base units, worktops and one and a half bowl drainer sink with mixer tap. Integral appliances include an eye level oven/grill, ceramic hob with cooker hood over and a dishwasher. On the other side of the property there are three good size bedrooms, all of which can accommodate double beds and a range of storage furniture as required, and with the principal room being particularly spacious. Completing the internal space is a beautifully appointed bathroom which is fully tiled for ease of cleaning and complimented by a contemporary suite in white including shower over bath, WC and wash basing over vanity.

OUTSIDE:

Being set near the centre of this generous plot, ensures the property benefits from both generous parking provisions and good size gardens. A sweeping driveway at the front provides off road parking comfortably for a minimum of three cars, as well as access to the car port and garage. The superbly maintained front garden is laid mainly to lawn with seasonal flowers and established shrub borders creating great 'kerb appeal'. A metal up and over door leads into a sheltered car port at the side of the bungalow, and beyond into the larger than average garage behind. This offers the ideal facility for any buyer looking for hobby or workshop space in addition to storage, and includes a WC and wash basin. Our clients have lovingly crafted a rear garden to be proud of. Whether you seek a gardeners

paradise or a beautiful setting in which to entertain friends and family, this garden offers it all. From the two pergolas in sheltered spots to take in the countryside views, to the large rear patio for hosting, a keenly tended lawn and vibrant array of shrubs, trees and flowers, we are sure this fabulous setting will appeal to most.

SERVICES:

Mains electric and water are connected, private drainage is in place and oil-fired central heating is installed. The property is currently banded D for council tax within Somerset Council. Ofcom's online service checker states that mobile coverage is available locally with three major providers, and Superfast broadband is available in the area.

LOCATION:

The picturesque village of Catcott is situated in the Polden Hills between Street and Bridgwater and has a local bus service, primary school, pub serving food, a church and a playing field. Close by in neighbouring Edington you will find a large convenience store with post office, village hall and health centre. Areas of outstanding natural beauty and wildlife conservation can be found within a few miles and provide stunning walks. The village is approximately 7 miles from both Street and Bridgwater, where you will find a comprehensive range of additional facilities. Secondary schooling is available at Crispin School in Street and Strode College. Renowned Millfield School is also found here. M5 access is at Junction 23 and Taunton, Bath, Bristol and Exeter are all 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.







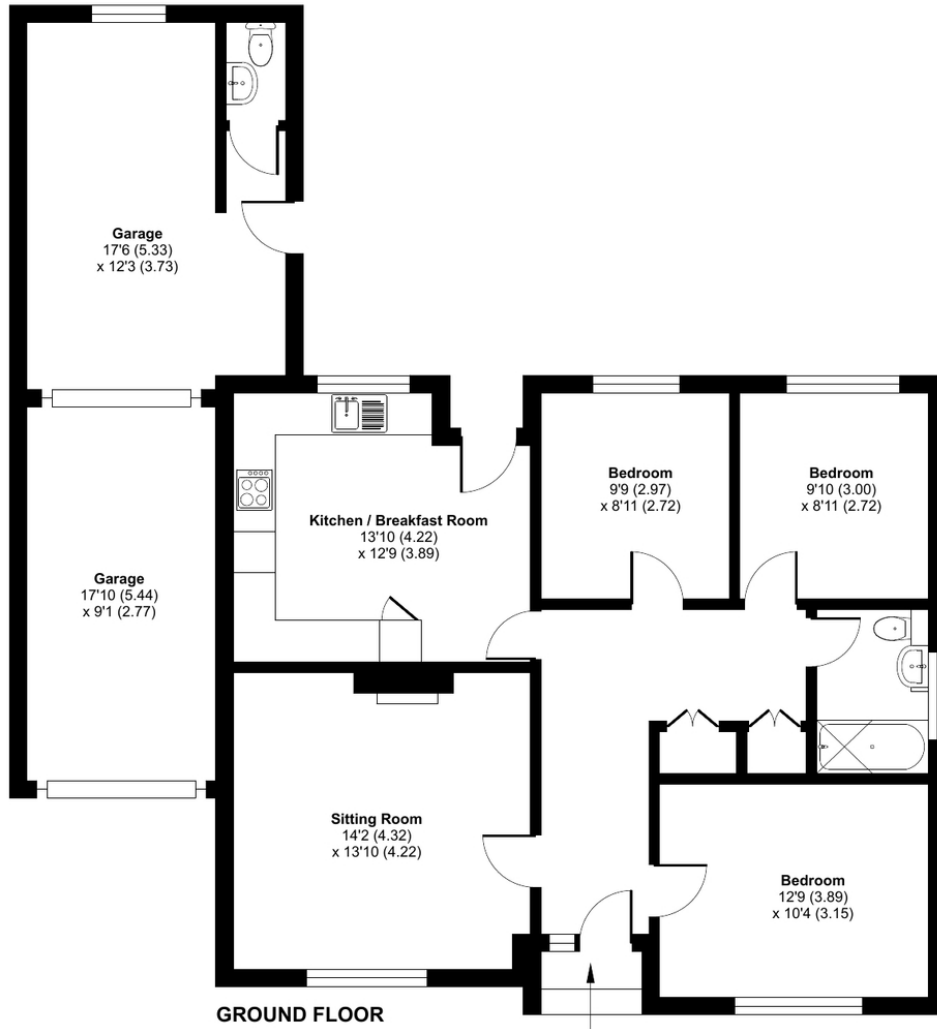
Hector Road, Catcott, TA7

Approximate Area = 905 sq ft / 84 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1102171

STREET OFFICE

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