

Shapwick Road

Westhay, BA6 9TT

COOPER
AND
TANNER



Asking Price Of £540,000 Freehold

A well-proportioned three bedroom bungalow in a picturesque rural location on the edge of the popular village of Westhay. A spacious property with outbuildings and a generous c.0.83acre plot in total. No onward chain.

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ACCOMMODATION:

From the front elevation, the main door opens into a spacious hallway with doors leading left and right to the dining room and sitting room respectively. There is a nice level of living accommodation with the property that offers space as well as flexibility. The kitchen is a good size with a range of base and eye level units, electric oven and hob with extractor over, stainless steel sink with mixer tap and space for a fridge freezer and dishwasher. From the kitchen a door leads to the rear porch/utility room where there is space and plumbing for a washing machine and tumble dryer, as well as access to the rear garden. The bathroom is well-proportioned and tastefully presented with a low level WC, hand wash basin and bath with shower over. The three bedrooms are all good sizes with two spacious doubles and a generous single room.

OUTSIDE:

To the front of the property there is a large front garden mostly laid to lawn with some established beds and mature trees. The garden wraps around the property, framing it in a way that makes it nestle beautifully into its rural surroundings, as well as creating fabulous 'kerb-appeal'. Double gates open to a large driveway at the side of the property, providing an abundance of vehicle space. Here the 28' tandem garage offers further secure parking and storage options, or a potential hobby space in addition to the separate 26ft workshop to the rear of the garage. The secluded rear garden is mostly level and presents a fabulous space for keen gardeners or families alike, with the benefit of an additional paddock to the rear of the property, bringing the total plot to a little under an acre. This provides opportunity for those wishing to make more use of the

total land whether for equestrian or agricultural purposes, subject to the receipt of any applicable consents.

SERVICES:

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

LOCATION:

Westhay is a small hamlet on the edge of the villages of Meare and Burtle, and has a pub and farm shop, as well as the nearby nature reserves of Westhay Moor and Westhay Heath. Meare itself has a primary school which is currently rated as 'OFSTED' outstanding, part-time Post Office service available at the church rooms, church & service garage. There is easy access to the nearby facilities in Wedmore, Wells, Street and Glastonbury whilst Bridgwater, Taunton, Bristol and Yeovil are well within commuting distance. Rail services are found at the latter four and a variety of renowned independent schooling is available within the area, including Millfield School.

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).





Shapwick Road, Westhay, Glastonbury, BA6

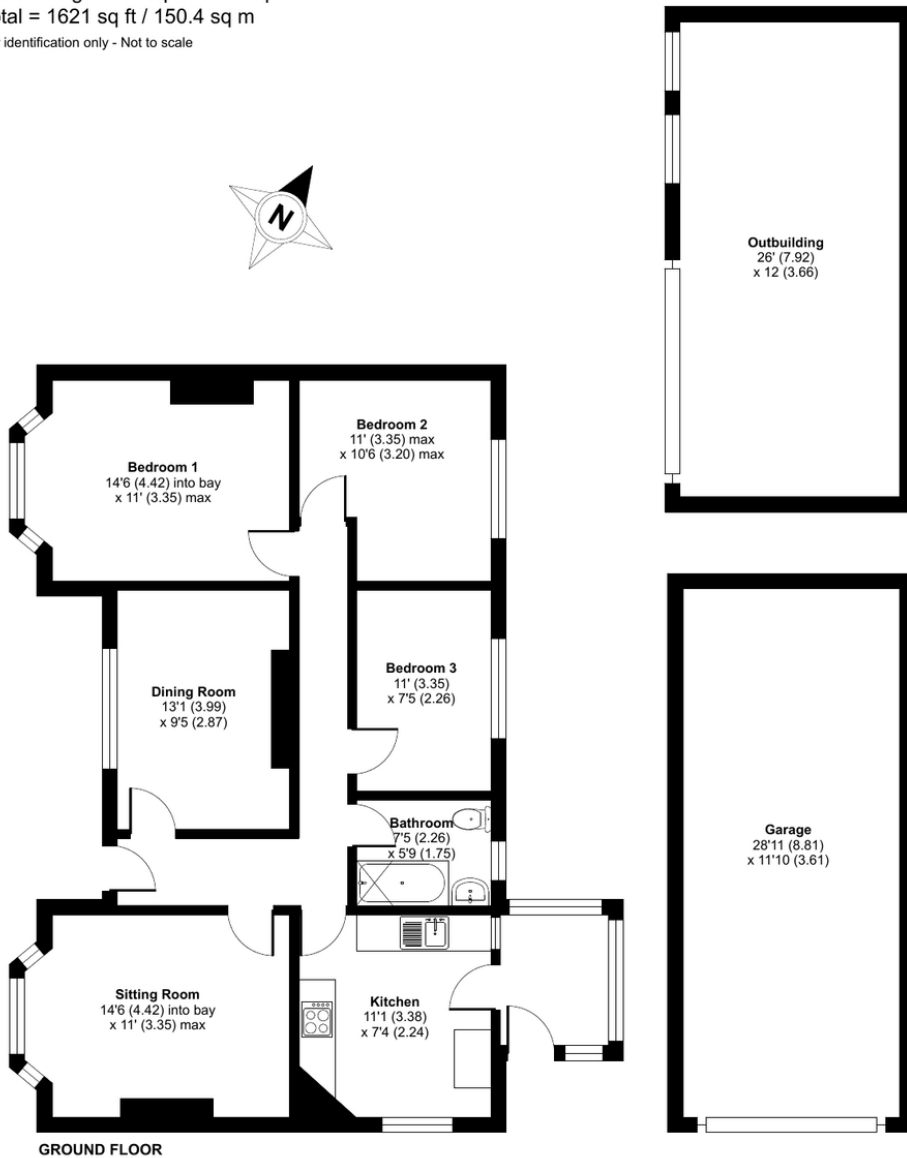
Approximate Area = 967 sq ft / 89.8 sq m

Garage = 312 sq ft / 28.9 sq m

Outbuilding = 342 sq ft / 31.7 sq m

Total = 1621 sq ft / 150.4 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). © ncheom 2023. Produced for Cooper and Tanner. REF: 1005739

STREET OFFICE

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