

School Hill

Ashcott, TA7 9PN

COOPER
AND
TANNER



Asking Price Of £320,000 Freehold

This well presented 1950's home enjoys far reaching views from its elevated position within a popular Polden Hills village, just a short walk from the highly rated primary school and benefiting from a genuinely large rear garden, as well as ample off road parking.

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1



2

EPC TBC

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ACCOMMODATION

The property is accessed primarily from the front elevation via an entrance porch, opening through to the main reception hall. Stairs rise from here to the first floor and doors open to the ground floor accommodation. The large open plan lounge/diner benefits from a dual aspect, providing plenty of natural light from the west facing front window, and patio doors out to the rear garden. There is ample room for a loosely defined dining area for entertaining and a sitting area focused around the attractive fireplace, incorporating a coal-effect gas fire. The stylish and previously extended modern kitchen is fully tiled and has a side facing window, also letting in plenty of natural light. A comprehensive range of wall and base units provides a wealth of storage, with contrasting work surfaces including a breakfast bar, counter-top lighting and one and a half bowl stainless steel drainer sink with mixer tap. Integrated appliances include a four-ring gas hob with cooker hood over, fridge/freezer, slimline dishwasher and twin eye-level ovens. The fitted under stairs storage cupboard is accessed from here and provides further useful storage, hanging and shelving space. Completing the ground floor, at the rear of the kitchen, a lobby provides access to: the rear garden; a utility cupboard providing space for stacked washing machine and tumble dryer and; a fully tiled shower room with a modern white suite including integral flush WC, wash basin over vanity unit and corner shower cubicle.

The bright first-floor landing has a side facing window, loft access with pull-down ladder to the partly boarded roof void and doors to all first floor accommodation. The bathroom is fully tiled and has a modern white suite including flush WC, pedestal wash basin with mixer tap and metal bath with mixer tap and shower attachment over. The three bedrooms comprise of two good size doubles and a single room which is currently used as an office. Far-reaching views over the surrounding countryside can be enjoyed from all bedrooms, both at front and rear elevations, whilst the rear facing double bedroom also includes a full-height airing cupboard.

OUTSIDE

The front boundary benefits from a wide opening providing easy vehicular access and off-road parking comfortably for four vehicles, with a driveway continuing down the side elevation towards the detached timber garage, also benefiting from a power supply. This could act as a potential workshop as required. The substantial back garden is accessed either from the patio doors off the lounge/diner, the rear lobby or from the driveway; all open out on to a large paved patio area providing wonderful entertaining space taking in the fabulous far-reaching

countryside views. Beyond this, a pathway winds through the garden, past a variety of mature trees and shrubs, towards the large two-tier lawn and beyond to the shed and greenhouse at the very rear. The substantial lawned area provides a pet and child friendly space for recreation, or a 'green canvas' for any keen gardeners. This unusually generous rear garden is sure to appeal to buyers with a variety of external needs, as well as the opportunity to further adapt the property to suit your long term requirements.

SERVICES

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Superfast broadband is available in the area. Photovoltaic solar panels were installed in 2013 and have approx 13 1/2 years remaining of the contracted feed in tariff.

LOCATION

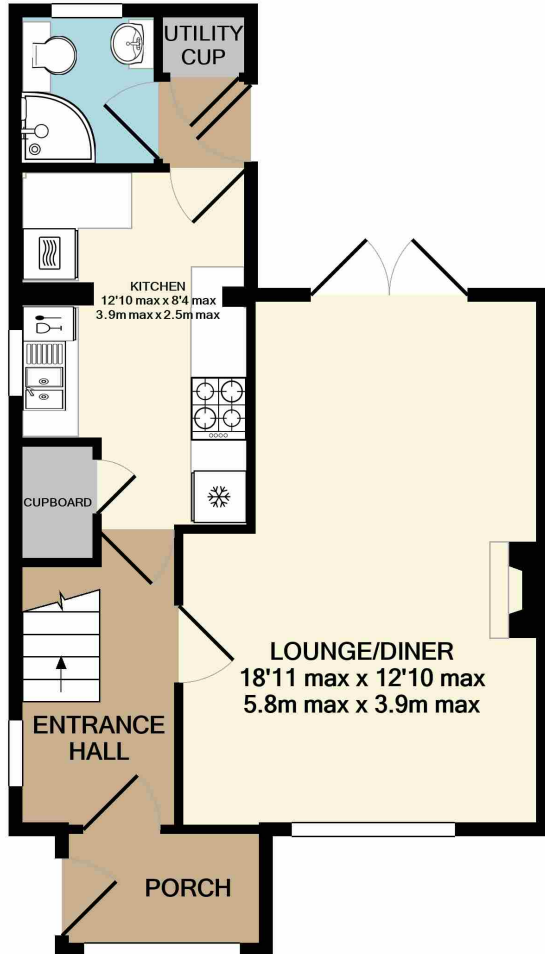
The popular village of Ashcott, has a range of facilities including pubs, a highly-rated primary school, nursery, recreation park with playing fields and good transport communications. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a short drive. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. There is also good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately seven miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London, Whilst Bristol Airport is within approximately 45 minutes drive.

VIEWING ARRANGEMENTS

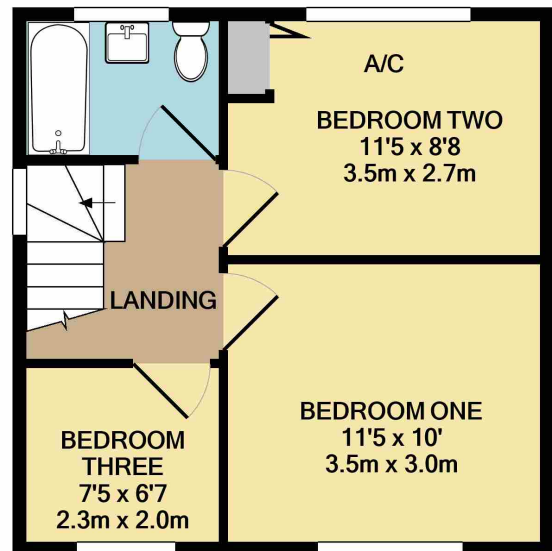
Strictly by prior arrangement through selling agents Cooper and Tanner - 01458840416 / street@cooperandtanner.co.uk







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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