

Ilchester Road

Charlton Mackrell, TA11 6AD

COOPER
AND
TANNER



Asking Price Of £230,000 Freehold

This two-bedroom character cottage in Charlton Mackrell combines traditional charm with practical features. The property includes a detached garage and both front and rear gardens, offering useful outside space and parking. Inside, there are two well-sized bedrooms along with comfortable living areas that retain period details. Positioned in a sought-after Somerset village, it provides a quiet setting with convenient access to local amenities and surrounding countryside.

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DESCRIPTION:

A truly charming and unique character cottage set at the heart of this sought-after village, only c.15-minute drive in any direction to significant transport links, a comprehensive range of shopping; leisure and health facilities and high-quality schooling (including renowned Millfield School). The village itself provides a Church, shop, post office, pub, primary school, village hall and recreation ground. This tastefully presented property features two double bedrooms, one of which is located opposite the easy access shower room on the ground floor, with the other located on the first floor with wash and WC facilities. The generous living room could also provide a dining area if required and enjoys a traditional fireplace as a focal point. Double doors open out to a conservatory which our vendors use to dine in. The modest size kitchen is cleverly designed to maximise fitted storage space and opens out to a porch/utility area at the rear. The pretty cottage style gardens to front and rear, require only periodic upkeep and the sunny rear aspect offers a pleasant spot for alfresco dining.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is

currently banded B for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor mobile coverage is possible with four providers, whilst Superfast broadband is available in the area.

LOCATION:

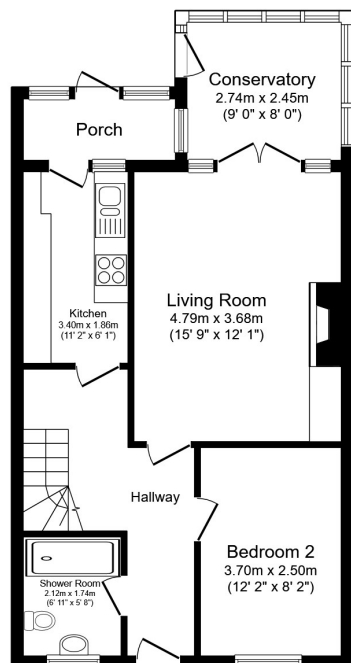
Charlton Mackrell is an attractive Somerset village, sharing its amenities with the neighbouring village of Charlton Adam which sits close by. The village provides a primary school, whereas Charlton Adam offers a pub and post office stores. Nearby, more amenities can be found in the attractive market town of Somerton, whilst Castle Cary has a mainline railway station with regular services to Paddington. Street and Glastonbury also provide a wide range of health, leisure and schooling facilities and the village lies conveniently between these towns. The A303 is a short distance with good access to London and the M3/M25 and Bristol Airport is easily reached by car within 1 hour.

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.

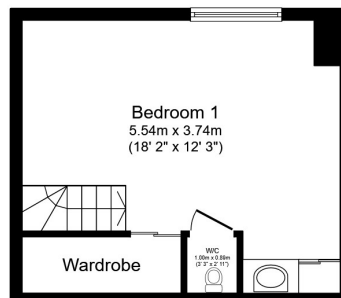






Ground Floor

Floor area 59.5 sq.m. (640 sq.ft.)



First Floor

Floor area 27.3 sq.m. (294 sq.ft.)

Total floor area: 86.8 sq.m. (934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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