

7 Mendip Gardens, Holcombe, BA3 5GB

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£400,000 Freehold

An immaculately presented three-bedroom semi-detached family home set within the beautiful village location of Holcombe.

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 3  1  2 EPC B

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DESCRIPTION

A beautifully presented and deceptively spacious three-bedroom semi-detached family home in the village location of Holcombe.

The property is situated within a small, exclusive development in the heart of Holcombe, tucked away just off Charlton Road, this property is a real hidden gem.

The home is approached via a shared driveway that leads up to the two parking areas and integral single garage.

The front door leads into a light and airy entrance hallway which has stairs that rise to the first floor, an integral door into the garage and access to the kitchen/diner which is very naturally light and very generous in size, with a range of wall and base units, integrated dishwasher, fridge/freezer and space for a large, freestanding oven. French doors lead out onto the garden. A doorway leads into the lounge which is a good size with a really cosy feel. This room benefits from being dual aspect, allowing for lots of natural light. Off the main hallway, is a good size w.c.

The stairs lead up onto a 'balcony' landing which feels very spacious and gives access to the three double bedrooms and family bathroom. The master bedroom is very generous, with space for a super-king-sized bed as well as additional furniture, whilst still having space left to spare! Off the Master bedroom is a stylish ensuite shower room. Bedrooms two and three are also very good size doubles.

The family bathroom benefits from a modern and stylish suite, with large bath with shower over, wash hand basin and w.c. There is also a heated towel rail.

OUTSIDE

To the rear of the home is a fully enclosed garden with very good side access. The garden is predominantly laid to lawn and is fenced in, as well as there being a good size patio seating area, ideal for enjoying the warm summer evenings.

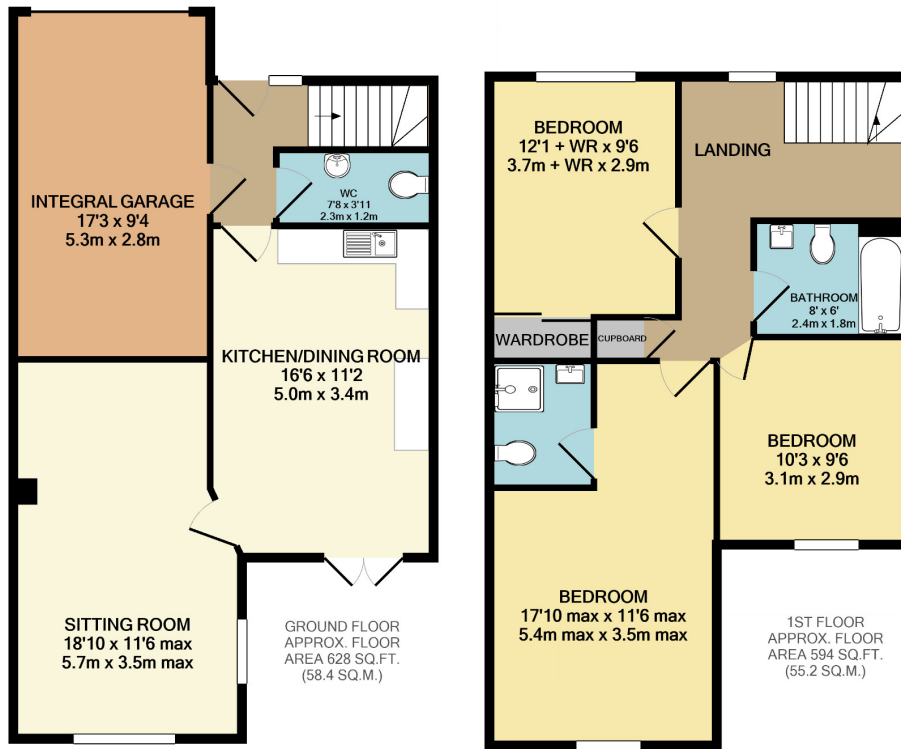
LOCATION

Holcombe is a vibrant and thriving community with two pubs, one which now includes a farm shop, church and a number of social and sporting organisations. The schools are served by free school buses. Primary schools are available in the neighbouring villages of Leigh on Mendip, Chilcompton and Coleford. State secondary education is available in Frome, Shepton Mallet and Midsomer Norton with Stratton of the Fosse, Wells and Bath having excellent private schools. Coleford and Stoke St Michael both offer wider amenities including village shops, doctors' surgery and fish and chip shop.

There are footpaths into the countryside and fields for family and dog walks. There are some beautiful walks to be enjoyed in the area with a super network of bridleways around the village and the Mendip Hills being very close by.







MENDIP GARDENS
TOTAL APPROX. FLOOR AREA 1222 SQ.FT. (113.5 SQ.M.)

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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