

14 Lintern Close

Ditchheat, Shepton Mallet
Somerset, BA4 6PJ



£205,000 Freehold

An opportunity to purchase a well-proportioned one bedroom bungalow in a sought-after village, offering light and airy accommodation and presented in good order. Available with no onward chain.

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DESCRIPTION

An opportunity to purchase a well-proportioned one bedroom bungalow, offering light and airy accommodation presented in good order. Ideal as a first time purchase, a buy-to-let investment, for a single occupant or for someone looking to downsize, this delightful village home benefits from gardens to the front and rear and ample communal parking. Located in a cul-de-sac position within the sought-after village of Ditcheat, this superb property is available with no onward chain.

A pair of double glazed doors to the front of the property open into an entrance porch, with an inner door then leading through to a central entrance hall. The hall gives access to all rooms and incorporates three built-in cupboards (providing the meters and ample household storage), one housing the boiler for the gas fired central heating, plus a separate airing cupboard. To the front of the bungalow is the kitchen, which is fitted with a range of matching floor and wall units and a tiled floor. There is space for freestanding white goods, and for a small breakfast table and chairs. Across the hall and also at the front of the property is a modern shower room, fitted with a contemporary suite comprising a low level WC, a pedestal wash hand basin, a large walk-in double shower (with power shower) and a heated towel rail. The sitting room is a generous size and overlooks the rear garden, with an external door leading outside. There is space within the sitting room for a dining table and chairs, if desired. Completing the accommodation is the bedroom, which is a good size double with a double glazed window to the rear.

Outside, the property has garden to the front which is enclosed and includes a greenhouse, with a central pathway to the front door. To the rear, there is an additional area of garden laid out patio, which incorporates a timber shed and a useful outside store. Parking is available to the front of the bungalow within a communal residents' car park.

LOCATION

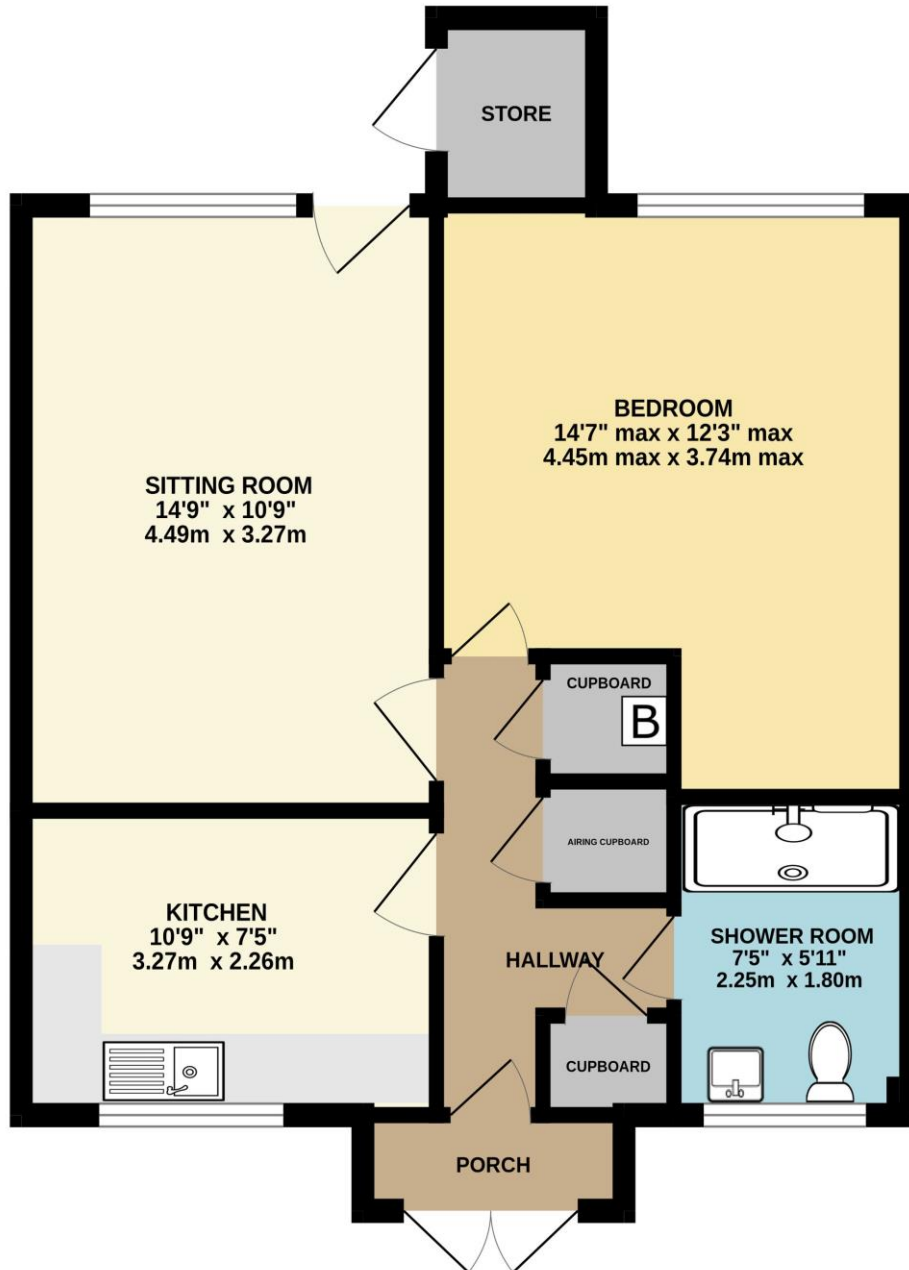
The favoured village of Ditcheat has a fine church, a village hall, an excellent local pub known as 'The Manor House Inn', a successful primary school, a local farm shop (Barbers), Paul Nicholls' racing stables and is surrounded by scenic countryside. The village is three miles to Castle Cary which offers wider amenities and has an Intercity railway station – London Paddington in approx. 1 hour 40 minutes away. The cities of Bath and Bristol are within reasonable commuting distance to the north and the A303 is also within easy reach, likewise the south coast. There is a large supermarket only a short drive away in the town of Shepton Mallet. 'The Newt in Somerset' is just also close by, along with the fashionable town of Bruton, home to Hauser & Wirth Somerset.

DIRECTIONS

Proceed north on Station Road away from the town centre, taking the turning on the left into Torbay Road. Torbay Close is the first cul-de-sac on the right hand side, and the property can be found on the left, as indicated by our 'For Sale' board.







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TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**COOPER
AND
TANNER**

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