

Sharpham, BA16 9SF

COOPER
AND
TANNER



Asking Price Of £395,000 Freehold

A delightfully situated detached bungalow in the heart of the Somerset countryside. With two bedrooms and ample living space this property is ideal for those looking for some peace and tranquillity in the country.

Sharpham

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ACCOMMODATION:

Upon entering the property you are welcomed by a warm and comfortable entrance hall. To the left there is a sitting room with a log-burner and dual-aspect windows letting in plenty of light. From the entrance hall there are also two double bedrooms and a spacious family bathroom with bath, walk-in shower, WC and hand wash basin. The hall leads on to the kitchen which is well-proportioned and is equipped with a range of base and eye level units, stainless steel sink with mixer tap and built-in electric hob and ovens. This room leads through to the utility and conservatory, the latter of which has delightful views over the surrounding fields and lakes.

OUTSIDE:

To the front of the property there is a small area of garden and off-road parking. The majority of parking is found to the rear of the property where there is also a large shed/garage with a good deal of potential. The properties primary draw is of course the beautiful setting - close to nearby nature reserves and ideal for bird watching and other local wildlife.

SERVICES:

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

LOCATION:

The property is situated near to Ham Wall RSPB Nature Reserve, and within a short drive of Street. Street itself offers the renowned Millfield School, and additional well-regarded secondary schooling is available at Crispin School and Strode College. Shoppers can enjoy the busy High Street with the added bonus of Clarks Village Factory Outlets, and there is a range of supermarkets and homewares stores within a short drive. Street is well served by doctors and dentists, has indoor and outdoor swimming pools, sports and fitness clubs and a popular theatre/cinema. The town has a variety of pubs and restaurants to suit most tastes and is approx. 25 minutes' drive from Castle Cary, which has a direct rail route to London Paddington.

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).





Sharpham Crossing, Sharpham, BA16

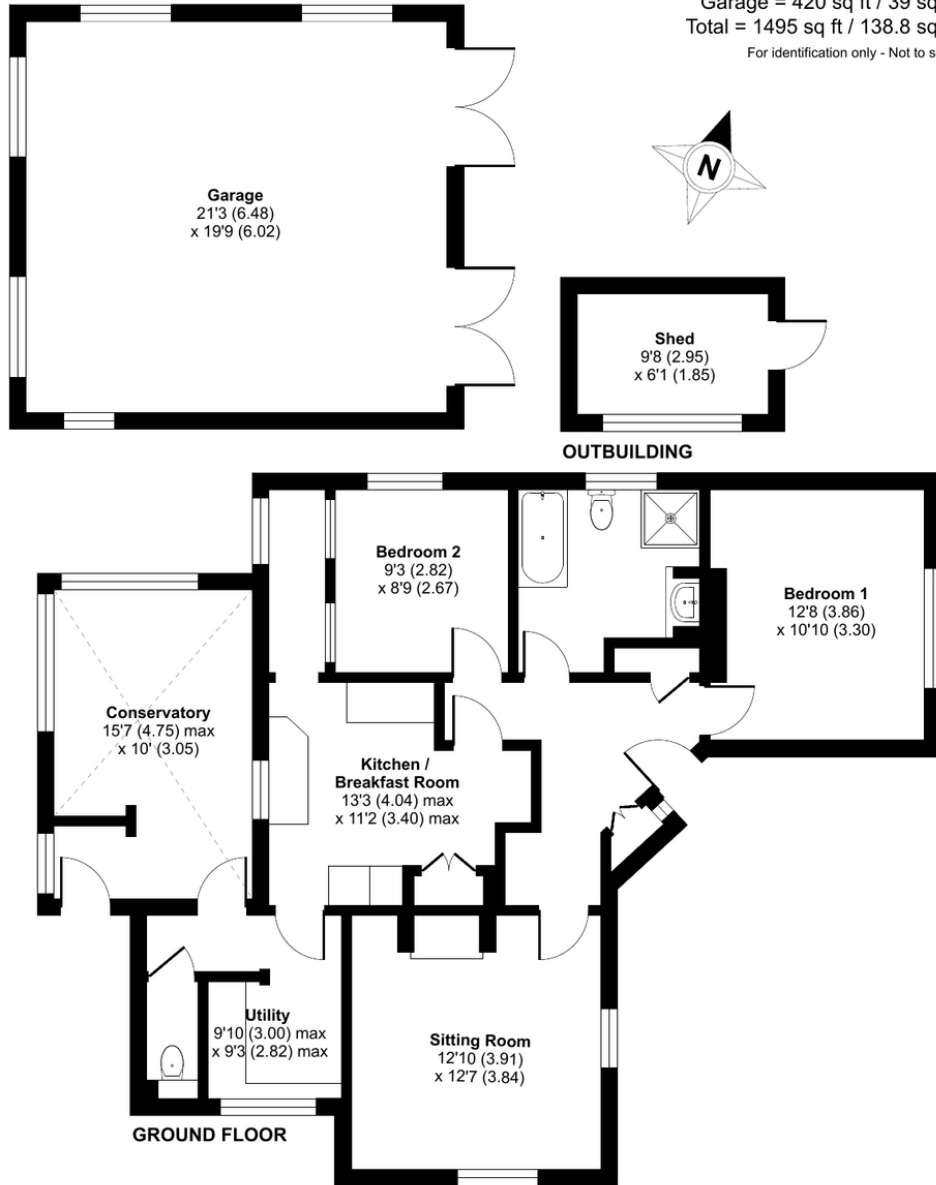
Approximate Area = 1016 sq ft / 94.3 sq m

Outbuilding = 59 sq ft / 5.5 sq m

Garage = 420 sq ft / 39 sq m

Total = 1495 sq ft / 138.8 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). © nchecom 2023. Produced for Cooper and Tanner. REF: 1016612

STREET OFFICE

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