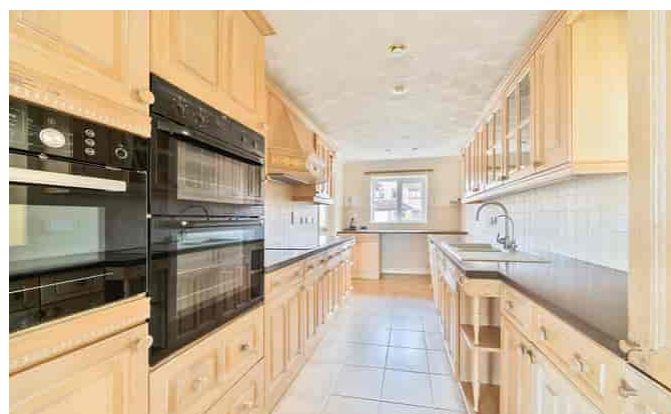


Hempitts Road

Walton, BA16 9QS

COOPER
AND
TANNER



Asking Price Of £400,000 Freehold

A generously proportioned and attractive modern detached home situated in a popular cul-de-sac on the outskirts of the village, backing onto open fields. Offered in superb decorative order and with no onward chain, currently set up as three large double beds with re-instatement of a fourth possible.

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KEY FEATURES:

This spacious family home has been fastidiously maintained and much loved by our vendors over their 18 years here, and is offered in superb condition, while offering the new owner chance to personalise over time. Practicality meets kerb appeal with the recent addition of a resin bound driveway contrasting with the beautifully landscaped front garden which contains a colourful variety of neatly shaped shrubbery. The gated drive provides parking for three/four cars and the integral garage also provides secure storage or workshop possibilities.

The sheltered front entrance opens into light and airy reception hall with tiled flooring continuing through to the kitchen and utility room from here. The latter features a number of fitted wall and base units, worktop, fitted drainer sink and space for a washing machine. The kitchen meanwhile, includes a comprehensive range of wall and base level cabinetry, contrasting work surfaces, one and half bowl drainer sink and space for a dishwasher. Integral appliances include a fridge/freezer, microwave, electric hob and eye level oven/grill. An archway connects to the principal reception room, a space of impressive proportions offering ample room to loosely define sitting and dining areas, or to reconfigure the ground floor layout. A particularly large conservatory offers additional entertaining space, or multitude of everyday uses, thanks to its all year round useability. This is due to a tinted double glazed roof and underfloor heating, ensuring comfort through the four seasons.

Moving to the first floor, our vendors have adapted the space to suit their needs and as such absorbed the former fourth bedroom into the principal bed, providing a fantastic master suite with dressing room and contemporary 'wet room' as an ensuite. This includes walk-in shower area and modern white sanitary wares. The well appointed family bathroom serves the other two sizeable double bedrooms, both of which feature fitted wardrobes. The third bedroom is

currently used as an office and also benefits from a range of quality bespoke fitted furniture. Both rear facing rooms enjoy far reaching views over open countryside.

The modest but beautifully formed rear garden offers a flat and easily accessible space that is both attractive and relatively easy to maintain for busy families or even busier retirees. This pet and child safe area benefits from an open aspect at the rear and as such, a rural feel despite its proximity to amenities.

SERVICES:

Mains gas, electric, water and drainage are connected and gas central heating is installed. The property is currently banded E for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is available locally with four major providers, and Superfast broadband is available in the area.

LOCATION:

The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a pub, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. Public transport links to nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers enjoy the High Street and Clarks Village Outlets, with a wide choice of supermarkets and homewares stores within a short drive. Street also has a range of health and leisure facilities, library, pubs and restaurants to cater for most tastes.

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).





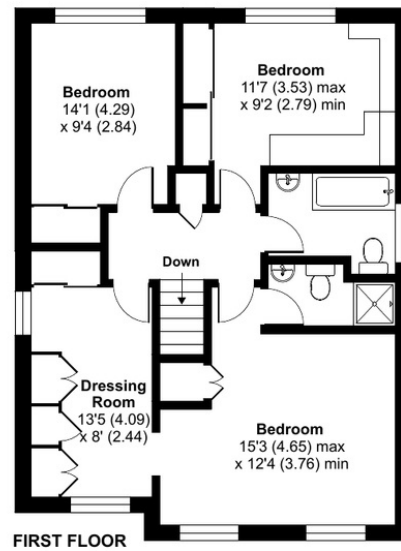
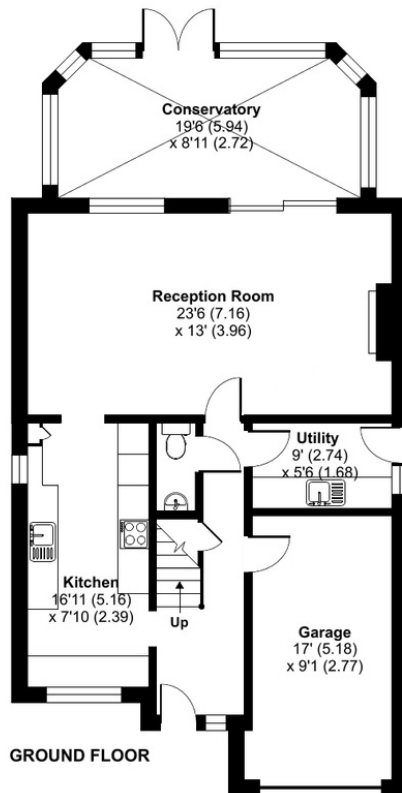
Hempitts Road, BA16

Approximate Area = 1554 sq ft / 144.4 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1709 sq ft / 158.8 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). © nlicom 2024. Produced for Cooper and Tanner. REF: 1111487

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

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TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

