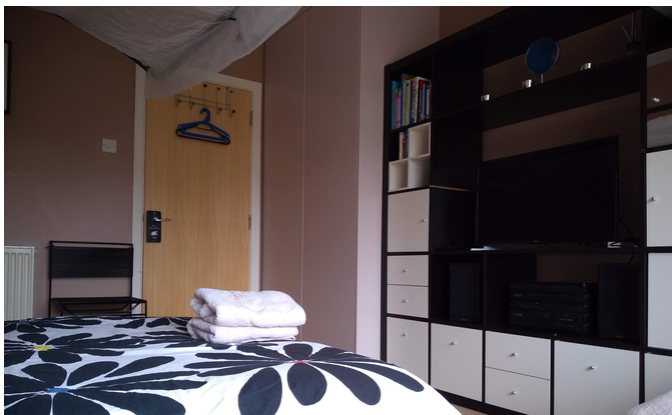


Westbury Sub Mendip, BA5 1HU

COOPER  
AND  
TANNER



**£625,000 Freehold**

Set in the heart of Westbury Sub Mendip and overlooking fields is this well proportioned 4/5 bedroom property. The property benefits from ample living space, a large driveway, off street parking and far reaching views.

# Westbury Sub Mendip

## BA5 1HU

 5  1  2 EPC TBC

## £625,000 Freehold

### DESCRIPTION

Set in the heart of Westbury Sub Mendip and overlooking fields is this well proportioned 4/5 bedroom property. The property benefits from ample living space, a large driveway, off street parking and far reaching views.

Entering the property through the front you are welcomed into a spacious front porch which provides access into all the ground floor rooms. The living room is a large rear aspect room and benefits from views and access out to the garden. The living room benefits from a wood burner and access into the kitchen which is fitted with a selection of wall and base units, has space for appliances and a table. There are four ground floor bedrooms with three located by the front door and are all doubles and there is a further bedroom at the rear which benefits from its own en-suite facilities which includes a large sunken bath, basin and WC. The ground floor is completed with a utility room and has stairs leading to the loft space which is perfect for storage with bedroom potential.

### OUTSIDE

Externally the property benefits from a driveway at the front providing off street parking. The garden is a beautiful external space and is mostly laid to lawn with a selection of mature flowers and plants. There is also a large rear garage which benefits from lighting and power. The property also benefits from exceptional countryside views and a rural setting.

### TENURE

Freehold

### SERVICES

Oil, mains electricity, mains water

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band F

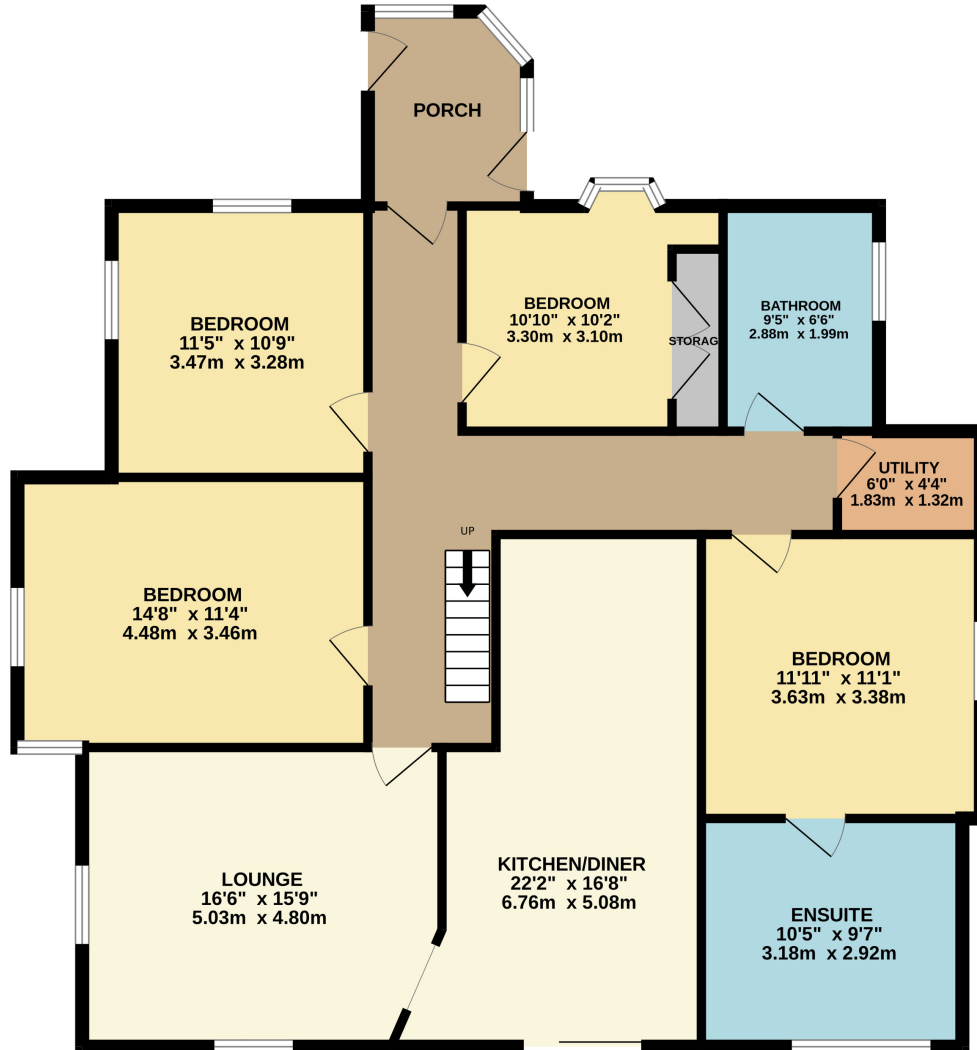
### VIEWINGS

Please call Cooper and Tanner





GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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