

Church Street

Keinton Mandeville, TA11 6ER

COOPER
AND
TANNER



Asking Price Of £310,000 Freehold

A well-proportioned semi-detached home in this sought-after village, offered with no onward chain and benefiting from three good size bedrooms, open-plan kitchen/diner, a level and enclosed rear garden and a huge front driveway. Wonderful countryside walks can be found just moments away.

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ACCOMMODATION:

Entered at the front elevation through the large porch, continuing into the reception hall, or at the side entrance which opens to the kitchen/diner. This sociable open-plan space is ideal for young families or those who like to entertain, with ample room for a generous dining table. The kitchen area features a range of modern fitted wall and base level cabinetry with contrasting wood effect worktops and a stainless steel drainer sink with hose-style mixer tap. Integral appliances include a dishwasher and cooker hood. Two good size cupboards under the stairs, are also accessible from here and provide very useful storage space. The equally generous living room has ample space for a range of seating and accompanying furniture, with a feature wall and mounted, flame effect electric fire offering a focal point to the room.

Moving to the first floor, the spacious landing area enjoys plenty of natural light through a rear facing window, and doors open from here to three good size bedrooms, as well as the bathroom. These comprise two large double rooms, both featuring fitted storage over the stairs, and a generous single room currently used as an office. The bathroom comprises of a three piece suite to include wash basin over vanity unit, bath with shower over and a WC, with the walls predominantly tiled.

OUTSIDE:

Buyers seeking space for multiple vehicles, will be well catered for here, with a particularly large gravelled front driveway able to accommodate four to five cars easily. A gate at the side elevation opens toward the fully enclosed rear garden which is laid mainly to lawn, providing a pet and child friendly recreation space.

SERVICES:

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

LOCATION:

Located on the southern edge of this sought after village, within a short distance of one of the village churches and some lovely countryside walks. A nearby footpath leads through the village, directly to the community hall, play park and multi-use games area. The village also retains a well stocked local shop and highly regarded Quarry Inn, tennis court and Ofsted 'good' primary school. A number of equestrian facilities can also be found locally, whilst Street, Somerton and Glastonbury are all approximately 10-15 minutes' drive away where everyday amenities including health, leisure and shopping can be found. Bath and Bristol are approximately one hour by road. Millfield School is also located in Street, as is Clarks Village Outlet Shopping Centre. The A303 to London/Devon and A37 to Bath/Bristol are close by and Castle Cary train station is a 15-minute drive away, which has a direct route to Paddington, or Yeovil (20 mins) for Waterloo.

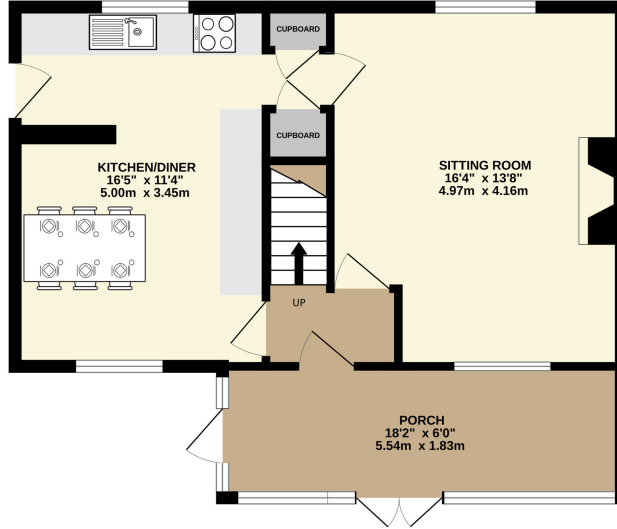
VIEWING ARRANGEMENTS:

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.

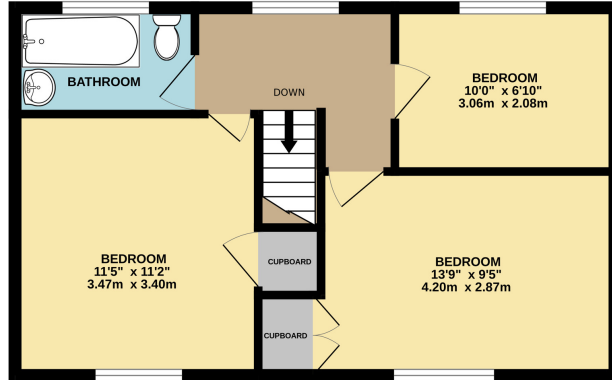




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1120sq.ft. (104.0 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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