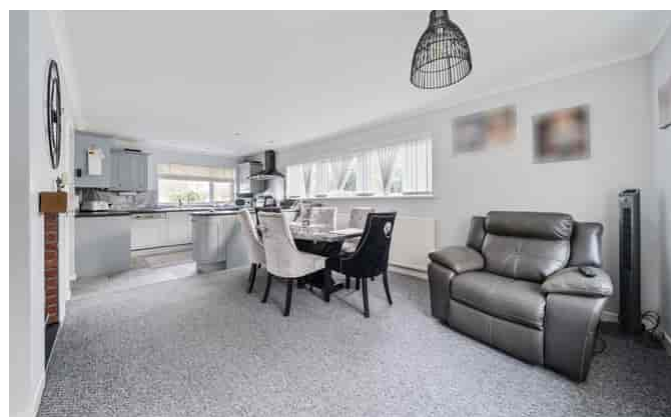


Broadmead Lane

Edington, TA7 9JS

COOPER
AND
TANNER



Asking Price Of £539,500 Freehold

This superbly presented and spacious bungalow sits on a generous plot near the heart of this sought after village, yet enjoys a secluded position adjacent to open fields. Buyers seeking hobby space or running a business from home, are sure to appreciate the triple garage and abundant parking provisions.

Broadmead Lane

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Asking Price Of £539,500 Freehold

ACCOMMODATION:

The main entrance found at the front elevation, opens to a generous reception hall which continues through the heart of this home, giving direct access to all accommodation. The living areas offer particularly spacious proportions, with the sitting room benefiting from dual aspect windows/double doors and an attractive fireplace including a log burning stove. The large open-plan kitchen-diner is flooded with natural light through triple aspect windows and offers a wonderfully sociable space in which to entertain or eat together as a family. The kitchen itself features an attractive range of quality fitted wooden cabinetry to wall and base level, with contrasting work surfaces, easy clean splashbacks and a one and a half bowl ceramic drainer sink. Further cabinetry and space for appliances is provided in the separate utility room, from which there is also access to the shower room and the rear garden. This well appointed shower room including wash basin and WC, offers additional facilities for guests or a great place to wash muddy paws after a countryside walk.

There are three good size double bedrooms in situ, with the two larger rooms enjoying dual aspect windows with countryside views and the third currently used as a dressing room which could easily revert. The contemporary family bathroom completes the internal accommodation, comprising a stylish tiled floor, modern white three-piece suite including shower over bath and basin upon a substantial vanity storage unit.

OUTSIDE:

Externally this fabulous home offers a unique opportunity for buyers seeking space and privacy, ease of outdoor maintenance, a workshop or hobby space and a wealth of parking provisions. Bespoke double entrance gates open to a large and recently extended driveway providing room for 4-5 cars comfortably, or even a motorhome/caravan. The remainder of the front garden consists of a mixture of low level and raised bed borders stocked with a variety of hardy shrubs, and a well maintained lawn. Further matching gates open to the rear elevation, where the driveway continues toward the

triple garage. A patio area adjoins the back of the property, whilst a lawned garden with various fruit trees and shrubs to the borders, can be found in the south east corner of the plot. The substantial range of garaging will undoubtedly appeal to buyers needing secure storage, as well as anyone needing hobby or workshop space.

SERVICES:

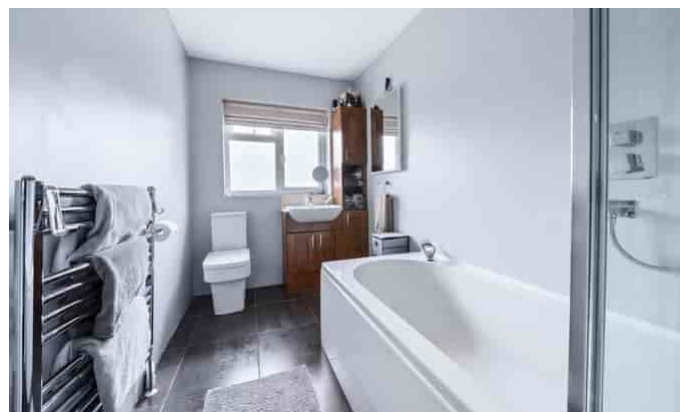
Mains electric, water and drainage are connected, and oil fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. The ofcom checker states that mobile coverage is available with two major providers, and that superfast broadband is available in the area.

LOCATION:

Edington is a picturesque and popular village, situated on the north side of the Polden Hills. Either side of it lie the villages of Chilton Polden and Catcott, and within this cluster of villages there are a good range of amenities such as a primary school and choice of two pubs. The village itself boasts a farm shop, church, health surgery and active village hall. Junction 23 of the M5 is only 6 miles distant to the west and the thriving centre of Street just 7 miles to the east where quality schooling at all levels can be found, including the renowned Millfield School. A wide selection of supermarkets, homewares stores, health and leisure facilities and Clarks Outlet Village are located here. Rail links can be found at Bridgwater and Castle Cary and Bristol Airport is within a 45 minute drive.

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).





Highfield, Broadmead Lane, Edington, TA7

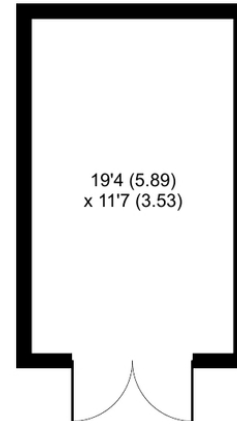
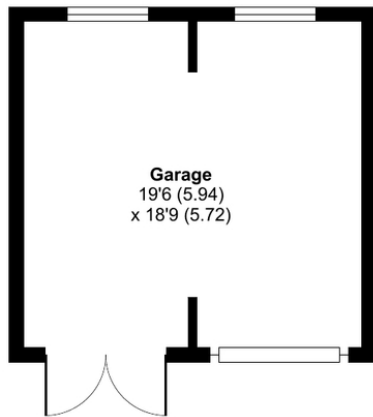
Approximate Area = 1337 sq ft / 124.2 sq m

Garage = 367 sq ft / 34 sq m

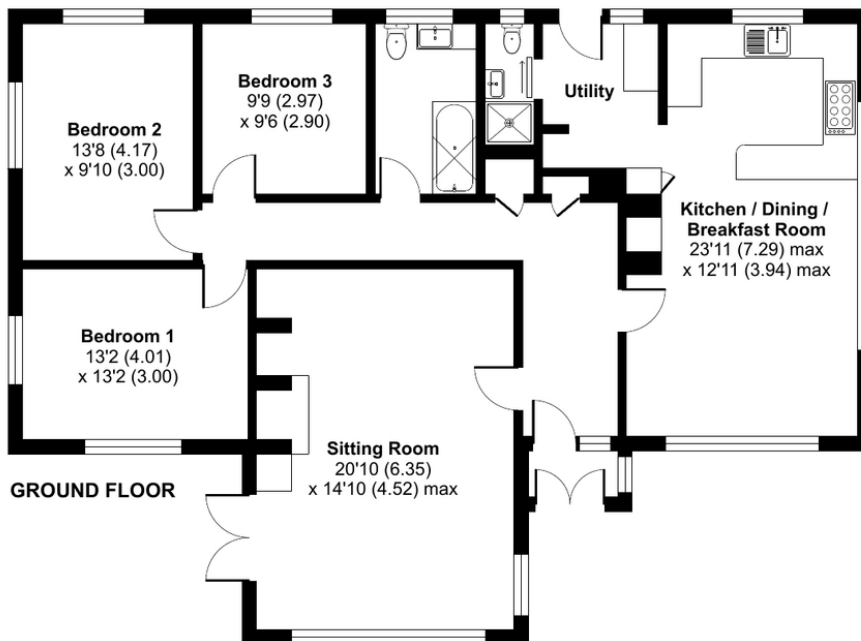
Outbuilding = 226 sq ft / 21 sq m

Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1075440

STREET OFFICE

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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.

