

# Glebeland Close

Ashcott, TA7 9QZ

COOPER  
AND  
TANNER



## Asking Price Of £265,000 Freehold

A superbly presented and well-proportioned semi-detached house situated in a small cul-de-sac at the heart of a popular village on the Polden Hills. This much loved family home enjoys generous gardens, stylish modern decor and three good size bedrooms.

# Glebeland Close

## Ashcott

### TA7 9QZ

 3  1  1 EPC B

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### ACCOMMODATION:

Through the main side facing entrance, step into a welcoming reception hall with elegant decor and a wood effect flooring, as well as storage space beneath the staircase. The spacious open-plan reception/dining room is bathed in natural light from two windows and features contemporary décor, a cozy seating area and a modern reinterpretation of a traditional fireplace with an electric fire at one end and a dedicated dining area at the other. The kitchen is well-equipped with fitted white cabinetry, contrasting worktops, a drainer sink and space for modern appliances such as an electric cooker; undercounter fridge/freezer and washing machine. A door leads to a useful external store and direct access to the rear garden.

Upstairs, the master bedroom offers a calming retreat with neutral tones and a stylish floral accent wall. Two additional bedrooms of good proportions and cheerful colour schemes, provide ideal spaces for children or guests. The family bathroom is finished with sleek tiling and includes a bathtub/shower combo, vanity unit with integral wash basin and WC.

### OUTSIDE:

The rear garden is a standout feature—generously sized and well-maintained, perfect for outdoor play, gardening, or relaxing. The plot is fully enclosed by a mixture of block wall and timber fencing and laid mostly to lawn with modest shrub borders and space for planters or small animal pen. Multiple outbuildings, including two stores and a shed, offer excellent storage or potential for workshop space. The sizeable front garden, also laid mostly to lawn with colourful borders, could provide potential (subject to appropriate consent) to create off road parking.

### SERVICES:

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

### AGENT'S NOTE

- We are advised by our client that PV solar panels were installed on a leased scheme which is transferable to the new owner. Our clients do currently have secured lending on the property, and thus we believe mortgage lending is obtainable. We therefore recommend consulting an appropriate mortgage broker to establish suitable lending avenues if required.

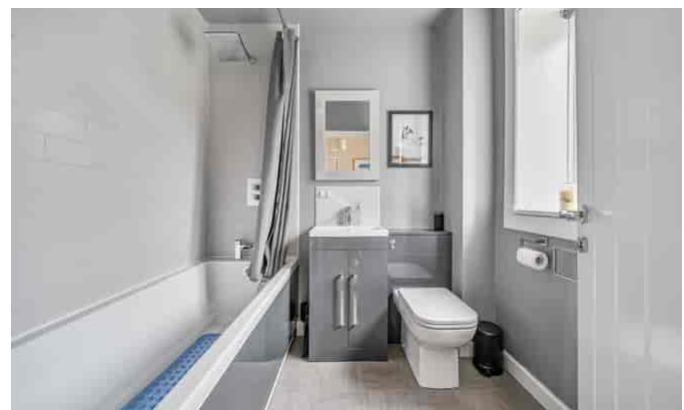
- We are also informed that the property is originally of non-standard (Airey) construction, which has since undergone approved methods of repair to gain a PRC certificate and ensure wider availability of mortgage lending. Please speak to one of our agents if you require more information to further your interests.

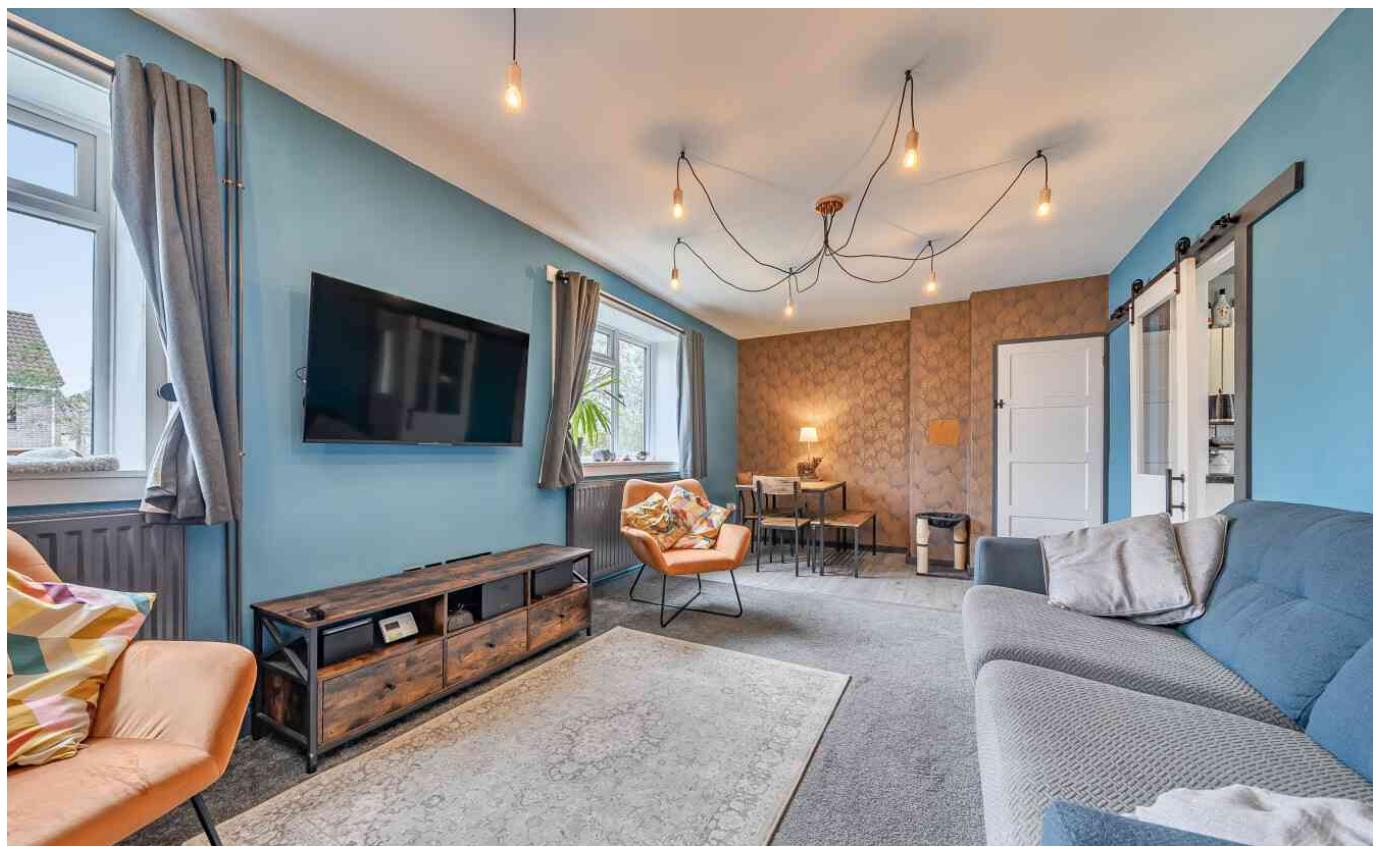
### LOCATION:

The popular village of Ashcott has facilities including a pub, highly-rated primary and pre-school, recreation grounds and good transport communications commutable to hubs such as the new Gravity Park and Hinkley Point C. Nature reserves, areas of outstanding natural beauty and fabulous countryside walks are all within a few miles. The nearby town of Street offers good sporting and recreational facilities including both indoor and outdoor swimming pools, Strode Theatre and the famous Clarks Village Shopping Outlet. Street also provides good schooling at all levels, including the renowned Millfield Senior School, Crispin School and Strode College. The Cathedral City of Wells is approx. nine miles away and the nearest M5 motorway interchange at Puriton, is approximately 8 miles away. Bristol, Bath, Taunton and Exeter are each within one hours drive. Castle Cary and Taunton provide direct rail access to London with links available in Bridgwater, Whilst Bristol Airport is within approximately 50 minutes 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.





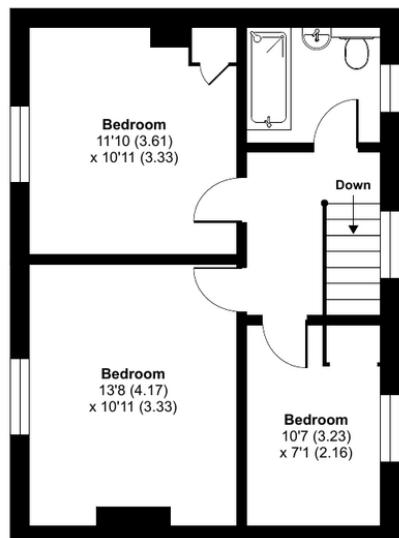
## Glebeland Close, Ashcott, Bridgwater, TA7

Approximate Area = 952 sq ft / 88.4 sq m

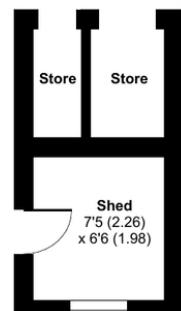
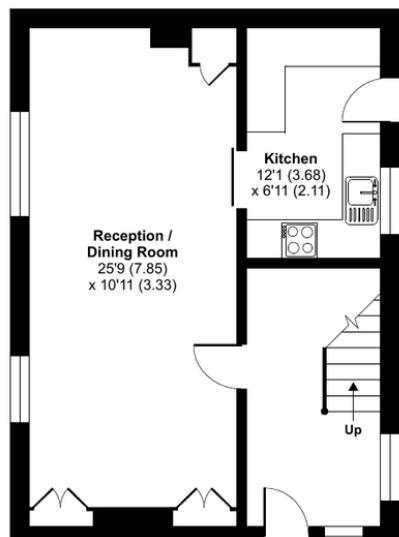
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Cooper and Tanner. REF: 1359765

### STREET OFFICE

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