

# Withy Hays Road

Charlton Adam, TA11 7BL

COOPER  
AND  
TANNER



## Asking Price Of £190,000 Freehold

Welcomed to the market is this two-bedroom mid-terrace home located in the sought-after village of Charlton Adam, close to Somerton. Originally constructed in the 1970s, the property offers spacious room sizes throughout and represents an excellent opportunity for a buyer wishing to personalise a home to their own taste. The property is fully liveable in its current condition and is suitable for first time buyers/couples or downsizers.

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### ACCOMMODATION:

Internally, the ground floor comprises a welcoming living room, a modern kitchen/diner fitted approximately six years ago, and direct access to the conservatory. The home is heated by modern, energy-efficient electric heaters installed throughout. The first floor offers two generous bedrooms with scope for additional free standing furniture. All first floor rooms are served by a family bathroom comprised of a traditional three-piece suite of bath with an overhead shower, and a toilet. There is a third additional room ideal for use as a home office, dressing room or storage space.

This property is an ideal home for buyers seeking a well-laid-out property with potential, situated in a welcoming village with excellent access to countryside, amenities and transport connections.

### OUTSIDE:

To the front of the house is driveway parking for one vehicle with additional on-road parking available nearby. The rear garden provides a pleasant outdoor space and is complemented by a conservatory, adding useful extra living accommodation or space for pets. The property faces south which helps create a bright and inviting atmosphere with the rear garden capturing some sun during mid-day hours.

### SERVICES:

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

### LOCATION:

Charlton Adam is a small, friendly Somerset village known for its peaceful rural setting and strong sense of community. The village, together with neighbouring Charlton Mackrell, provides a range of local amenities including community facilities, a parish church, countryside walks and easy access to nearby Somerton for everyday services.

The area benefits from good transport links, with the A303 within easy reach and Castle Cary railway station offering direct services to London and other major destinations. A well-regarded primary school is located in Charlton Mackrell, with a choice of secondary and independent schools available in the surrounding towns.

### 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.

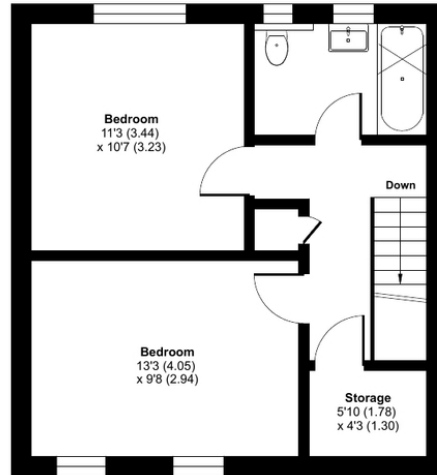




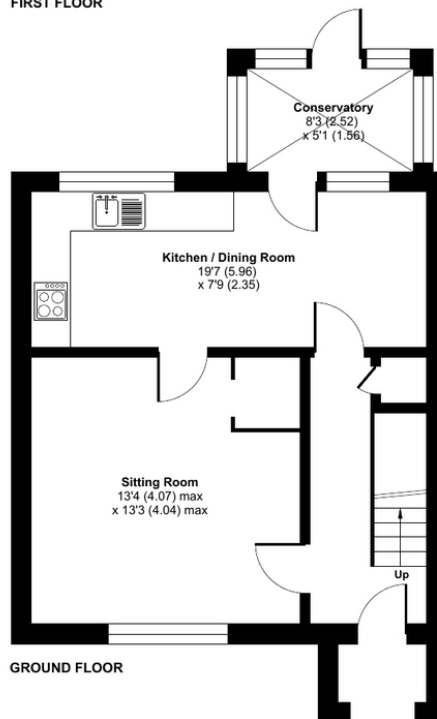
## Withy Hays Road, Charlton Adam, Somerton, TA11

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1383034

### STREET OFFICE

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