





3 1 2 EPC E

£269,995 Freehold

Pelting Drove
Priddy
BA5

COOPER AND TANNER





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Description
A three bedroom property located in the heart of the desirable village of Priddy. This mid terraced property boasts fantastic views to the rear, a large back garden and ample living space and benefits from three bedrooms, a bathroom and WC to the first floor.

Upon entering the property you are welcomed into a spacious entrance hall that provides access to the ground floor rooms. The large reception room provides ample living space and with UPVc double glazed windows to the front and rear, natural light fills the space. The rear aspect windows also allow you to enjoy the countryside views on offer. The kitchen is comprises a range of wall and base units, a large pantry cupboard, a stainless steel sink with drainer and an electric oven and hob. There is plenty of space for white goods as well as a door leading into the utility area where plumbing and space for a washing machine is available. There is also access from here to a handy cloakroom made up of a low level WC and a hand wash basin. The kitchen also houses the fuel burner that aids the heating of the property.

The first floor of the property houses three bedrooms. The master bedroom is a rear aspect room that benefits from fitted storage. The second bedroom also enjoys a rear aspect, the third is situated to the front of the property. From the landing there is access to the family bathroom that includes a panelled bath unit and a wall mounted sink. There is a separate WC located off of the landing. The loft has recently been full insulated and is partially boarded to allow plentiful storage space.

Outside
The property is approached via a pathway leading to the front door and also the rear access. The front garden is mainly laid to lawn with areas for planting providing a boarder, all of which is enclosed by a wall to the very front of the garden. The rear garden provides a stunning area to enjoy countryside views. It is a sizeable space that is mainly laid to lawn with more areas for planting and even a large vegetable patch. To the rear of the garden is a garage, a large work shed and a greenhouse that provide ample outside storage space.

Location
Priddy is a village situated in the Mendip Hills, close to East Harptree and some 5 miles north-west of Wells. The village lies in a small hollow near the summit of the Mendip range of hills, at an elevation of nearly 1,000 feet (300 m) above sea-level. There are also the remains of lead mining activities and caves in the limestone beneath the village. It is the venue for the annual Priddy Folk Festival and the Sheep Fair, which has been held here since 1348.

Local Information Priddy

Local Council: Mendip District Council

Council Tax Band: C

Heating: Solid Fuel & Room Heaters

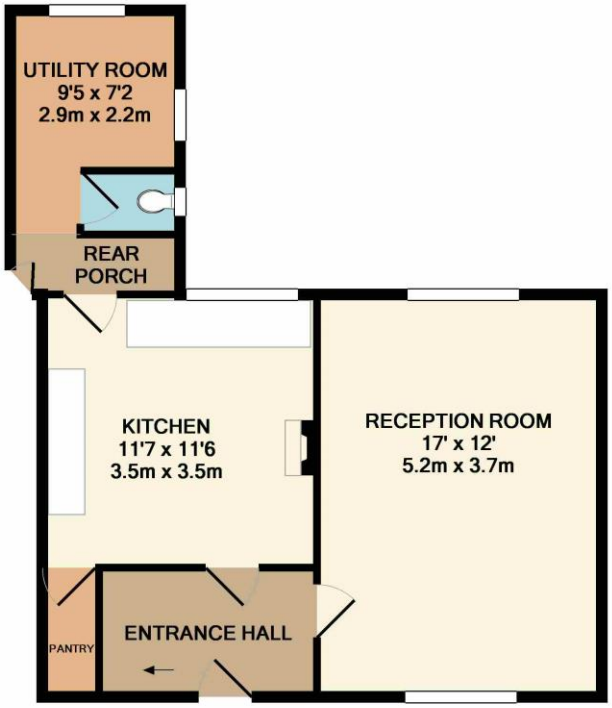
Services: Mains Electricity, Mains Water, Mains Drainage

Tenure: Freehold

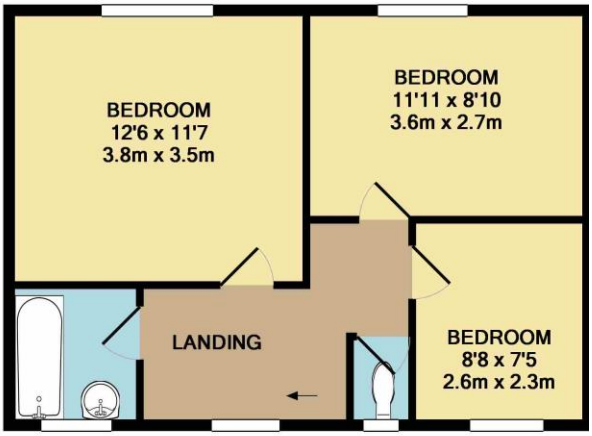
Motorway Links
- M5 J21
- M5 J22

Train Links
- Weston
- Worle

Nearest Schools
- Priddy Primary School
- Kings of Wessex



GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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