





3 1 1 EPC B

£286,500 Freehold

Holm Oaks
Butleigh, Somerset
BA6 8UB

COOPER AND TANNER





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Description
This link-detached property enjoys an excellent internal finish and a substantial corner plot position. It is within walking distance of all the village amenities.

The ground floor accommodation comprises a lounge/diner, kitchen, a cloakroom with WC and under stair cupboard. The lounge/diner offers a triple aspect overlooking the rear garden, each window features plantation style shutters. There is additional space for a dining and rear access to south/west facing garden via French doors. The kitchen is fitted with a modern suite, complete with a number of integrated appliances. There is plumbing space for a dishwasher and a rear door that leads out to a large sun terrace where a Beachcoomber hot tub is situated under an attractive bespoke pergola. Karndean flooring and oak panelled doors feature throughout much of the ground floor.

Three bedrooms and a modern shower room are all located on the first floor. The two larger bedrooms enjoy south/westerly aspects, all three bedrooms also feature plantation style shutters. The contemporary shower room includes a double shower cubicle with mains shower attached, a vanity sink unit, heated mirror with inset lighting and a closed couple WC. Access to a part boarded loft space can be found on the landing.

Outside
Off road parking and a single garage with roller door can be found to the side of the property. The property's enviable corner plot position gives any buyer the option to extend, subject to any permissions. There is pedestrian side access which leads through to a low maintenance, two-tiered rear garden. This tastefully landscaped area includes miniature trees and well stocked floral boarders, the garden has also been partially laid with astro turf.

Location
The highly regarded village of Butleigh is located just three miles south of Glastonbury and Street and is within easy reach of the A303 and M5. The village provides a shop and sub post office, a public house and church, as well as a thriving cricket club. There is also a popular village primary school and easy access to the renowned Millfield preparatory and senior schools. The neighbouring towns of Glastonbury and Street offer excellent shopping and leisure facilities including Clarks Village, as well as a range of secondary education options.

Directions
On entering Butliegh (from Glastonbury) passing the cricket ground on the left-hand side continue through the village taking the third left turning into Chapel Lane. Holm Oaks is located along this lane on the right hand side.

Local Information Butleigh

Local Council: MENDIP

Council Tax Band: D

Heating: Gas central heating

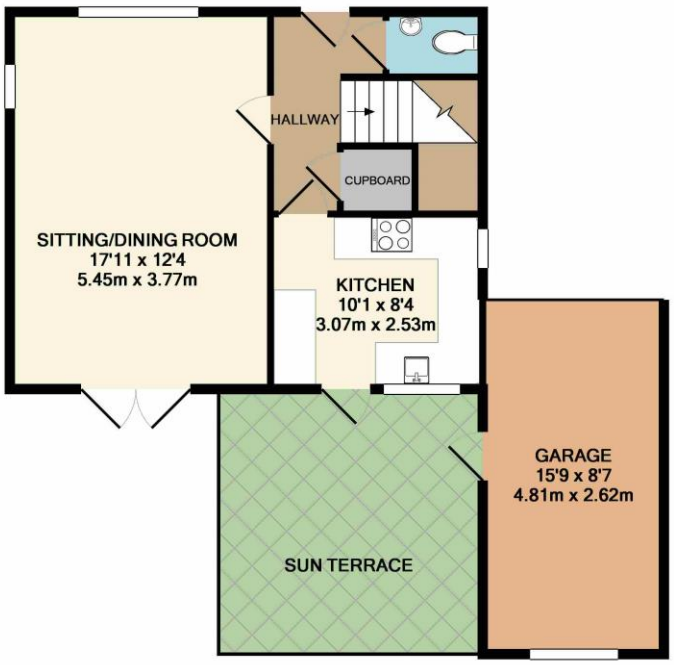
Services: All mains services are connected

Tenure: Freehold

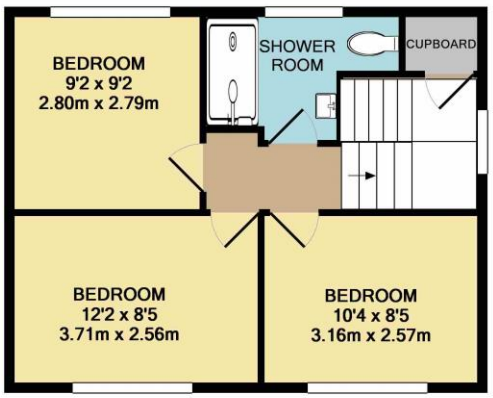
Motorway Links
- M5
- M4

Train Links
- Yeovil junction
- Castle Cary

Nearest Schools
- Butleigh
- Glastonbury or Street



GROUND FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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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GLASTONBURY OFFICE
telephone 01458 831077
41 High Street, Glastonbury, Somerset BA6 9DS
glastonbury@cooperandtanner.co.uk

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