



 3  2  1 EPC C

£250,000 Freehold

Middle Street
Ashcott
TA7 9QB

**COOPER
AND
TANNER**



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This generously proportioned semi-detached home is situated in a popular village setting with a short walk of the pub, village shop and school. It occupies a generous plot including a wealth of off-road parking options and fabulous rear gardens.

Accommodation

The accommodation is accessed principally from the front elevation, although a driveway leads down the side, toward the rear garden. The front porch opens into a spacious and welcoming reception hall with stairs rising to the first floor and useful storage cupboard beneath, a separate full height coat/shoe cupboard and doors off to ground floor accommodation including a cloakroom with flush WC and wash basin. The two living areas are defined by an archway between a well-proportioned living room focused around the central gas fire and a separate dining area providing plenty of room for family dinners and entertaining. The well-appointed kitchen has been recently modernised and now benefits from fully tiled walls, a range of matching and wall and base units with contrasting roll-edge work surfaces, one and a half bowl ceramic drainer sink with mixer tap and a door leading out to a conservatory at the rear. Space is available for a freestanding cooker, washing machine and half height fridge or freezer. Completing the ground floor accommodation is a good-sized conservatory providing excellent additional living space opening directly to the rear garden. This has a tiled floor, power points and fitted lighting.

The first-floor landing has a side facing window for natural light, loft access with fitted pull-down ladder to the partially boarded storage area and a particularly generous over stairs airing cupboard including a radiator. There are three excellent sized bedrooms on this floor, all of which can accommodate double beds along with a range of accompanying furniture. Having also recently been modernised, the bathroom now has fully tiled walls and a

stylish modern suite in white to include flush WC, pedestal wash basin with Mira mixer tap a metal bath with Mira mixer tap/shower attachment.

Outside

The property benefits from a private layby to the front in addition to a generous amount of off-road parking provided by the driveway stretching across the front and side elevation, offering parking comfortably for three or possibly up to four cars. The remainder of the front garden is laid to lawn and a small flower bed. At the rear of the driveway is a single garage with an up and over door at the front and a pedestrian door at the side, opening to the rear garden. There is a separate gate for access to the garden directly from the driveway. This area opens out on to a small patio. From here, there are two shallow tiers laid to lawn and bordered by well-maintained and colourful flower beds, as well as various outhouses providing welcome storage space including a timber shed, greenhouse and studio. The two lawned areas provide child and pet friendly space, whilst the wide range of mature planting could certainly provide interest for keen gardeners throughout the seasons. A vegetable plot at the rear also offers a great spot for home grown produce. A variety of fruit trees throughout the garden provide pears, apples and plums. This wonderful garden truly offers something to interest the whole family.

Location

Situated at the heart of Ashcott which offers facilities including a village store, two pubs, church, playing fields and highly rated primary school. The nearby town of Street offers good sporting and recreational facilities and the famous Clarks Shopping Village. There is excellent schooling at all levels including the renowned Millfield Senior School and Crispin School. Bristol, Bath, Taunton and Exeter are each within one hour's drive.

Local Information Ashcott

Local Council: Sedgemoor District Council

Council Tax Band: C

Heating: Gas Central Heating

Services: Mains gas, electric, water and drainage.

Tenure: Freehold



Motorway Links

- M5 (J23)



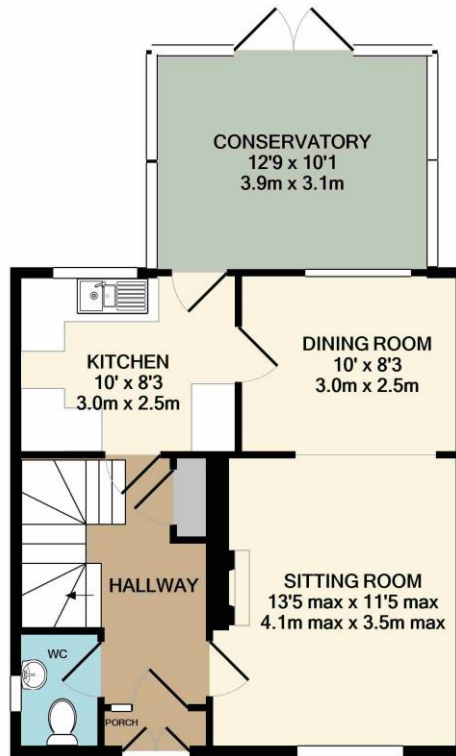
Train Links

- Castle Cary (Paddington)
- Yeovil (Waterloo)

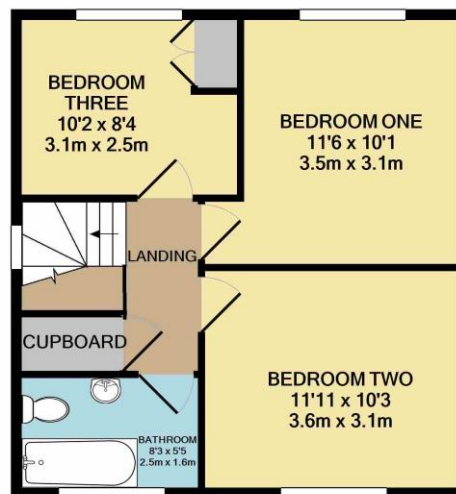


Nearest Schools

- Ashcott Primary School
- Crispin School
- Millfield School



GROUND FLOOR



1ST FLOOR

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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