





Offers In Excess Of

£300,000

To View:

Holland & Odam  
3 Farm Road, Street, Somerset  
BA16 0BJ

01458 841411  
street@hollandandodam.co.uk



3



2



1

Energy  
Rating **C**

Council Tax Band **C**

### Services

Mains electricity, water and drainage are connected. LPG central heating system.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold



## Location

Compton Dundon, is situated south of Street and nestled in picturesque countryside beside the Polden Hills. The property is well placed to enjoy the many attractive features Somerset has to offer. Perfect for keen walkers, the popular The Polden Way is on its doorstep offering stunning landscapes and wildlife. An active village including a pub, the Castlebrook Inn, a village hall and Church. The thriving town of Street provides an excellent range of shopping facilities, prestigious Millfield School, as well as Crispin secondary school, Strode Sixth Form College, indoor and open-air swimming pools, a theatre and choice of pubs and restaurants. The ancient town of Somerton is just 3.5 miles. Access to the M5 at Taunton or Bridgwater is approximately half an hour's drive.

## Description

A superb opportunity to purchase an attractive semi-detached home, immaculately maintained and beautifully presented throughout, boasting three bedrooms, two bathrooms and a super south facing garden, parking and garage. Set in the popular village of Compton Dundon.

Leading from the front elevation the main entrance door is sheltered by a storm porch, here you are welcomed into a light and airy entrance hall, where stairs ascend to the first floor and doors lead to the kitchen, living room and useful downstairs cloakroom, appointed with a hand basin and WC. The living room is generously proportioned with ample space for both living room and dining furniture and has a dual aspect to the front and rear of the property flooding the room with natural light. The kitchen has been fitted with an attractive range of high gloss wall, base and drawer units with contrasting granite effect work tops and tiled splash back. Built in appliances include an oven and hob with extractor over, tall fridge/freezer, washing machine and dishwasher. There is also a glazed door giving access to the garden.

To the first floor there are three bedrooms; two good size doubles and a large single bedroom, currently utilised as an office. The master bedroom enjoys the benefit of built-in wardrobes and an ensuite shower room. The remaining bedrooms are serviced by a stylishly appointed shower room comprising a walk-in shower, wash basin and WC. From the landing there is a useful airing/store cupboard and a loft hatch giving access to the attic space.

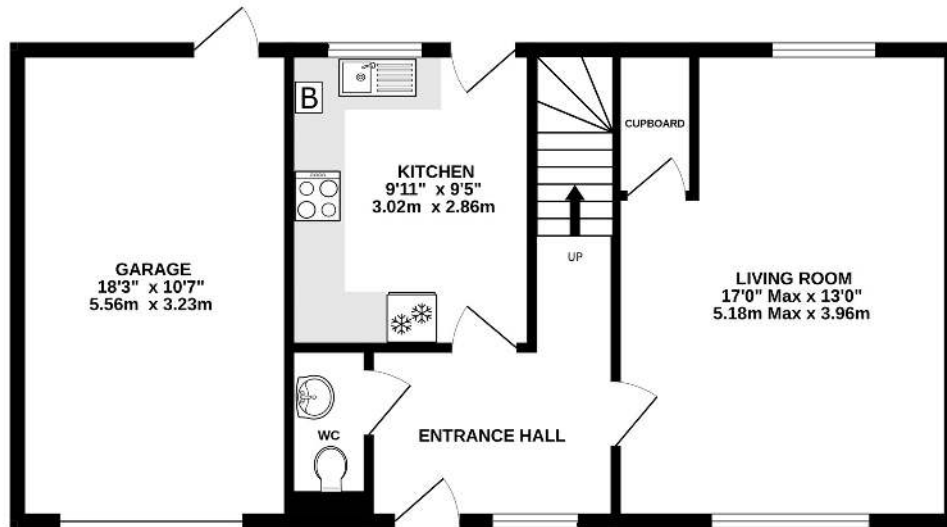
At the front of the property a low brick wall retains the boundary and the adjoining garage is a welcome asset, fitted with up and over door, power, light and pedestrian door into the garden. There is also a block paved driveway at the side of the property and gate giving access to the rear garden. Boasting a desirable south facing aspect the garden is a great size, fully enclosed and neatly landscaped comprising a patio extending of the rear elevation, well-manicured lawn edged with attractively planted borders.

## Directions

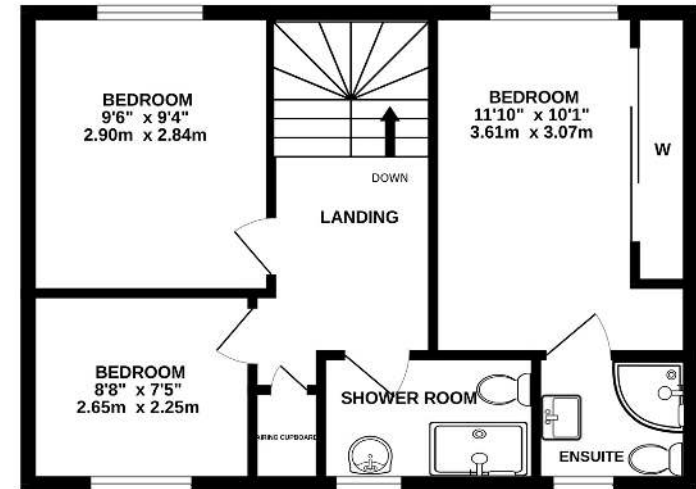
Proceeding from the town of Street follow the B3151 towards Somerton. Once you have passed the crossroads and are heading down the hill towards Compton Dundon, at approximately 0.7 miles, you will take the next left hand turn into Robins Way.



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

**RESIDENTIAL LETTINGS :** Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

**FINANCIAL SERVICES :** Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.\*

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 :** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION :** Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.