



1 The Elders, Castlebrook, Compton Dundon,
Somerton, Somerset, TA11 6PR

Guide Price £225,000

2 bedrooms
Ref:EH001908



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1 The Elders, Castlebrook, Compton Dundon, Somerton, Somerset, TA11 6PR

Current Council Tax Band C
EPC Band D

Overview

- A 2 double bedroom semi detached cottage
- Off road parking
- Enclosed low maintenance garden
- Popular village location with convenient access to Street
- Attractive kitchen/dining room with built in appliances
- Sash style uPVC double glazed windows
- Modern fitted bathroom
- Ideal for first time or investment buyers alike



A delightful 2 double bedroom, double fronted cottage with the benefits of off road parking. This attractive period house is located in the heart of the popular village of Compton Dundon, with convenient access to Somerton and Street. This well presented property comes to the market with benefits including enclosed front garden, off road parking, uPVC double glazing and oil fired central heating. Ideal for both first time buyers and investment buyers alike.



ACCOMMODATION:

Opaque uPVC double glazed door provides access to:

Hallway:

Ceramic tiled flooring, stairs rising to first floor landing, doors off to:

Living Room: 15' 5" x 10' 11" (4.71m x 3.33m)

Front aspect uPVC double glazed sash style window, radiator, feature fireplace, dimmer switch, inset spot lights.

Kitchen/Dining Room: 15' 6" x 11' 2" (4.72m x 3.41m)

Dual aspect uPVC double glazed sash style window to both the front and rear, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, oak effect roll top work surfaces, integrated fridge/freezer, dish washer and washing machine, built in wine rack cooler, induction hob and double oven, stainless steel extractor hood over, tiled splash backs, tiled



flooring, inset spot lights, under stairs recess housing an oil fired combination boiler, door to rear, uPVC door to rear garden.

First Floor Landing:

Rear aspect uPVC double glazed window, loft hatch access, doors off to:

Bedroom 1: 15' 4" x 9' 8" (4.68m x 2.95m)

Front aspect uPVC double glazed sash style window, radiator, inset spot lights.

Bedroom 2: 15' 5" x 8' 11" (4.70m x 2.72m)

Dual aspect uPVC double glazed sash style windows to the front and rear, radiator.

Bathroom:

Front aspect opaque uPVC double glazed window, bath with side panel, mixer taps and mains fed shower over with waterfall shower head, glass shower screen, low level dual flush toilet, vanity wash hand basin and mixer taps, heated towel rail, laminate flooring, inset spot lights,

Outside:

Front:

There is a paved courtyard garden with stone wall and iron trellis surround.



Parking:

There is a gravelled parking area for 2 vehicles.

Rear:

There is an area to the rear which houses the concealed oil tank with a fence panel surround and a rear gate.

Services:

The property is connected to mains water, drainage, electricity, with oil fired central heating.

Amenities:

Compton Dundon is a pretty rural village, located just south of Street and just to the north of Somerton. The village is surrounded by fields, wooded hills with public access and many footpaths ideal for walking. The village has a good community with an excellent church, cricket pitch, pub and village hall. Compton Dundon church sits on the site of a prehistoric



grove and noteworthy for its ancient yew trees believed to date back 1,700 years. Dundon Beacon, a wooded hill and local landmark is a special and species-rich nature reserve, managed by Somerset Wildlife Trust, now being returned to ancient oak woodland. It's accessed by a footpath and is as pleasant a country walk as can be found. The large village of Street caters for most day to day needs with an abundance of shops and restaurants and has a comprehensive range of education facilities from nursery through to college and also the well known Millfield School.

Directions:

What3words: ///plums.tokens.leathers

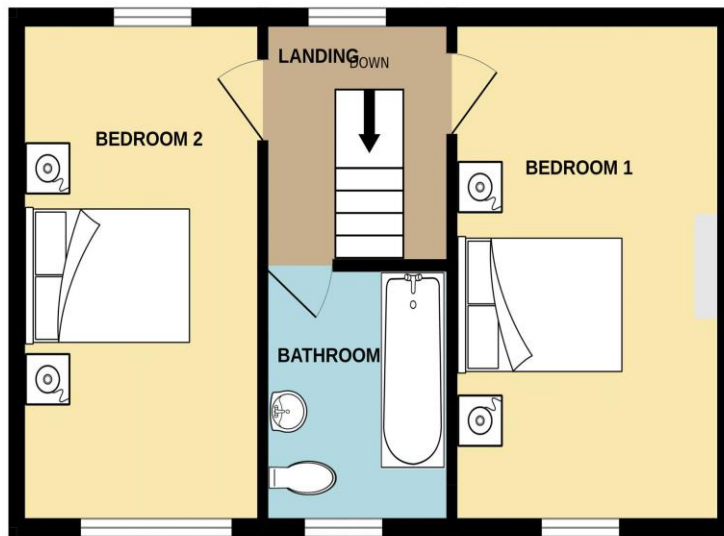
VIEWINGS STRICTLY BY APPOINTMENT:

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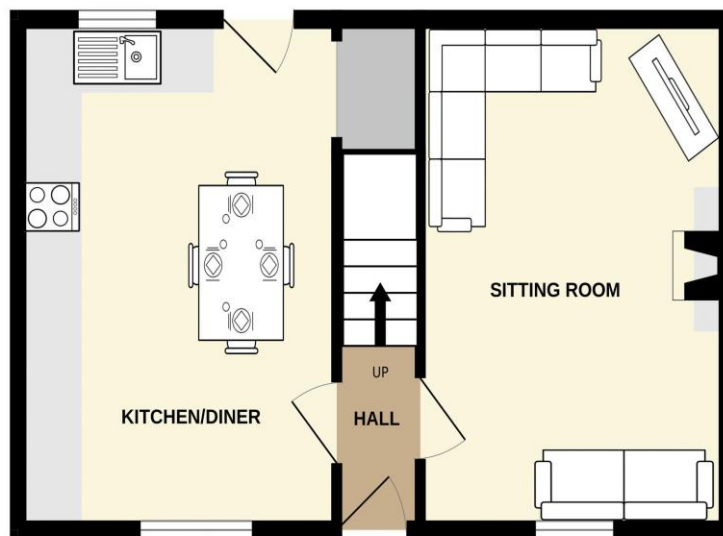
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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



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.
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