



THE BUNGALOW

At Higher Withial Farm, East Pennard, Shepton Mallet, BA4 6UE

Guide Price £380,000

Tamlyns

PROPERTY DESCRIPTION

Description

Modern 3 bedroom bungalow, sat in a prominent location with breath taking views from the lounge, kitchen/diner and master bedroom. The property has recently undergone significant upgrading.

Situation

The property is located to the west of the centre of the village East Pennard, approximately 4 miles north west of Castle Cary, and 5 miles south of Shepton Mallet. Making it an easily accessible location, to nearby larger towns with all the essentials.

The local area*

7.0 miles – Shepton Mallet

7.0 miles – Glastonbury

7.0 miles – Castle Cary

* Distances are approximate & sourced from Google Maps

Local Authority

Mendip District Council. | Council Tax Band: E | EPC Rating: D.

Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01278 458 241

properties@tamlyns.co.uk



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Description

The bungalow offers well-proportioned and versatile accommodation, which benefits from total modernisation. The accommodation comprises of three reasonable sized bedrooms, kitchen/diner, large lounge with log burner and gardens to the front and rear of the property with adjoining single garage.

The bungalow is detached of modern construction, under a clay tiled mono pitched roof, with stone rendering, UPVC glazed windows, doors and guttering.

The bungalow is in a rural location, yet within easy reach of the A361 providing access to neighbouring towns, including Glastonbury which has all the usual amenities including shopping, banking and schools.

The property is subject to an Agricultural Occupancy Condition (AOC).

Directions

From Glastonbury, head east out of the town on the A361 for approximately 3 miles. Take the right onto Woodlands Road and carry along here for 1 mile, taking the next right onto Scott's Road. Continue along this road for 1 mile and the property will be on your left hand side.

From Shepton Mallet, head south west out on the A361 towards Pilton, remain on this road for 4 miles. Turn left onto Stickleball Lane and continue along here for 2.5 miles until you reach the property on your left hand side.

Services

Benefiting from mains electricity. The property has a private water supply, septic tank and is fuelled by oil.

Viewings

The property may be viewed at any reasonable time by prior appointment. The selling agents will be pleased to meet any interested parties on site by prior arranged appointment. Please visit our website to view the 'virtual viewing'.

Important Notice

Tamlyns for themselves and the Vendors of the property, whose agent they are, give notice that:

1. These particulars do not constitute a contract nor any part of any contract.
2. All statements contained within these particulars as to this property are without responsibility on the part of Tamlyns or the vendor.
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5. The vendors does not make or give, and Tamlyns nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

PLAN



Ground Floor

Approx. 128.2 sq. metres (1379.7 sq. feet)



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

