



# Tamif, Bleak Street

Wincanton • Somerset • BA9 8LZ

  
Property & Land Agents



## ■ DESCRIPTION

A three-bedroom detached bungalow situated in the sought after village of Pen Selwood which lies within an area of outstanding natural beauty. This is a rare opportunity to purchase a detached bungalow that requires modernisation. The property has a newly installed central heating system, three double bedrooms, spacious double aspect sitting room with feature fireplace, generous size hallway, bathroom, separate WC, useful rear porch/boot room, detached single garage, ample parking and generous size well stocked mature front and rear gardens. The property is offered for sale with no onward chain.

## ■ ACCOMMODATION

Storm porch leading to an obscure double-glazed front door.

■ **ENTRANCE HALL** Radiator and door leading through to:

■ **HALLWAY** Airing cupboard with shelving, useful coat cupboard, loft hatch, radiator, and doors to all rooms.

■ **SITTING ROOM** A light and airy double aspect room enjoying a wonderful outlook over the rear garden. Feature natural stone fireplace with matching hearth, two radiators, double glazed picture window and double doors to the side path.

■ **KITCHEN/BREAKFAST ROOM** Dual aspect room with double glazed windows to the rear and side aspect, a good range of oak fronted wall, drawer and base units with working surface over, inset 1¼ bowl sink unit and drainer, integrated slimline dishwasher, space for freestanding cooker, space and plumbing for washing machine, integrated fridge and door to:

■ **REAR PORCH/BOOTROOM** Multipurpose space, useful cupboard with sliding doors, double glazed windows and double door giving access to the garden.

■ **BEDROOM 1** Double glazed window to front aspect, radiator.

■ **BEDROOM 2** Double glazed window to front aspect, radiator and aerial connection.

■ **BEDROOM 3** Double glazed window to front aspect, radiator.





■ **BATHROOM** Panelled bath with shower over, pedestal wash hand basin, heated towel rail, obscure window with secondary glazing to side aspect and fully tiled walls.

■ **WC** Low level WC, fully tiled walls and obscure double glazed window with secondary glazing to side aspect.

### **OUTSIDE**

■ **FRONT GARDEN** An attractive mature front garden with a five bar gate opens to a driveway that extends to a turning/ parking area and single detached garage. The garden is mainly laid to lawn with well stocked flower beds and borders with a path leading to the:

■ **REAR GARDEN** An established garden with a raised terrace incorporating an ornamental fishpond. steps lead down to an area of lawn with a large flower bed and borders stocked with an abundance of shrubs, flowers and mature trees, along with a hexagonal potting shed perfect for the keen gardener. Fully enclosed by fencing and hedging making this a private garden. A path to the side provides access to a useful timber shed, oil tank, water tap and path leading to the garage personnel door and covered access to a further door leading to the front of the property.

■ **GARAGE** With up and over door, window to the rear, personnel door to the side, electric and power.



# FEATURES

- **Three Bedroom Detached Bungalow**
- **Sought After Village**
- **Entrance Hall**
- **Double Aspect Sitting Room**
- **Three Good Size Bedrooms**
- **Bathroom**
- **Additional Rear Porch/Boot Room**
- **Garage & Parking for Several Vehicles**
- **Newly Fitted Central Heating System**
- **Well Established Private Gardens**
- **No Onward Chain**



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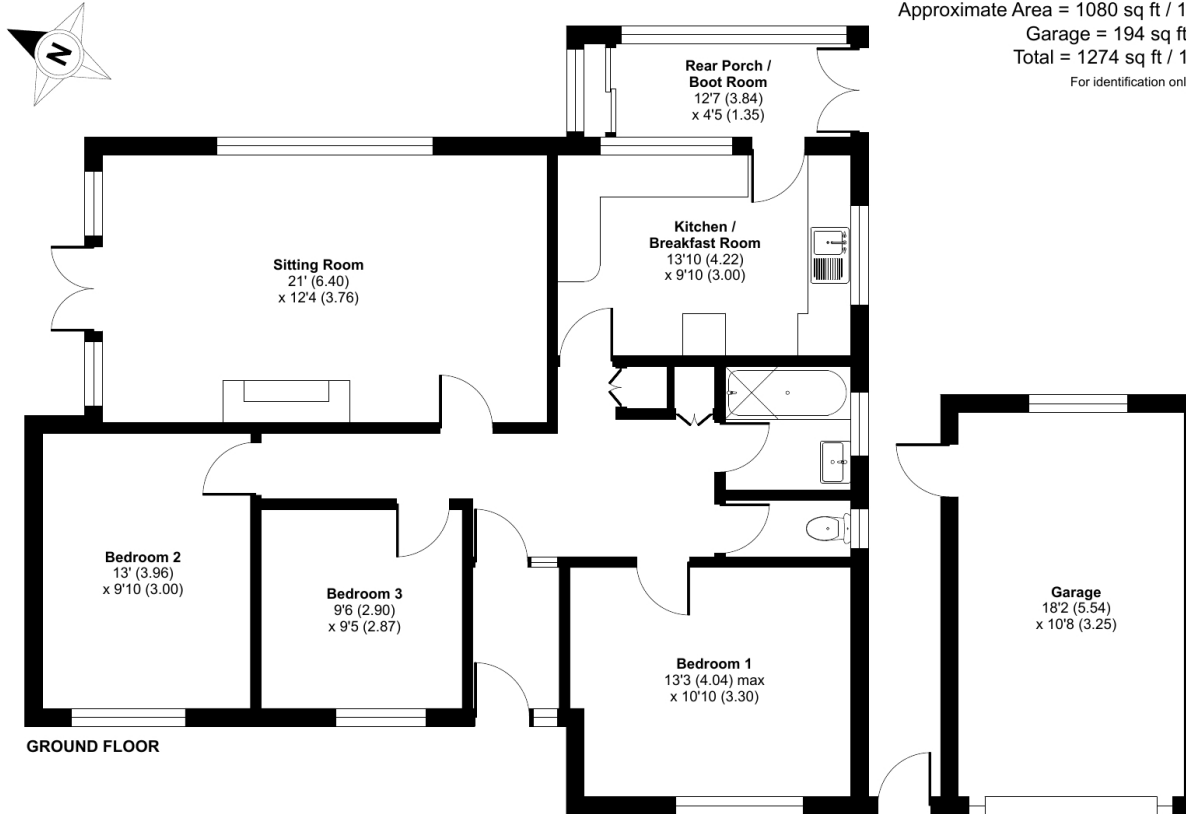
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## FLOOR PLANS

### Bleak Street, Pen Selwood, Wincanton, BA9

Approximate Area = 1080 sq ft / 100.3 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 1274 sq ft / 118.3 sq m  
 For identification only - Not to scale



### FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1040549



■ **LOCATION** Pen Selwood is an elevated village within an Area of Outstanding Natural Beauty bordering on three counties. The village is highly desirable due to its thriving community spirit with its many varied activities and abundance of local footpaths/bridleways. The countryside around is predominantly meadows, pastures and woodland and offers plentiful opportunity for access including the National Trust property at Stourhead and King Alfred's Tower. The nearby towns of Gillingham and Wincanton provide a useful range of services to cater for most everyday needs whilst within one mile are the villages of Zeals and Bourton having garages, primary schools, churches and exceptional gastro public houses.

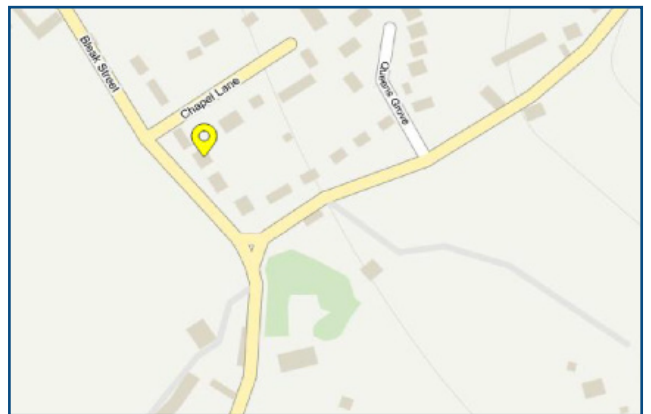
■ **SERVICES** Mains water, electricity, mains drainage, oil fired central heating and telephone all subject to the usual utility regulations.

■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

■ **VIEWINGS** Strictly by appointment through the agents.

■ **COUNCIL TAX BAND** E

■ **TENURE** Freehold



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