OLEANDER
HOLT
WINCANTON
BA9 8AR

£325,000

- DELIGHTFUL BUNGALOW IN VILLAGE LOCATION
- ENTRANCE HALL
- SITTING ROOM
- KITCHEN/DINER
- UTILITY AREA
- CLOAKROOM
- 2 DOUBLE BEDROOMS
- BATH/SHOWER ROOM
- GARAGE
- OIL FIRED CENTRAL HEATING

A two bedroom detached bungalow set on an elevated corner plot within a short walk of the village centre. The property enjoys spacious living accommodation including an L shaped sitting room with doors leading out to a paved terrace, modern shaker style fitted kitchen with solid wood working surfaces, large master bedroom, bathroom with separate shower cubicle, garage and good size gardens. There is also potential to extend the property subject to the usual planning consents.
LOCATION: Holton is a small south Somerset village situated approximately 2 miles from Wincanton. There is the benefit of excellent road and railway communications, namely the nearby A303 and railway stations at both Templecombe (Waterloo line) and Castle Cary (Paddington line). Nearby Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the abbey town of Sherborne, the cathedral city of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distant.

ACCOMMODATION
Storm porch to front door with obscured glazed side screens.

ENTRANCE HALL: Radiator, cloaks cupboard, airing cupboard housing hot water tank and hatch to loft.

SITTING ROOM: 18’9” x 15’9” (narrowing to 12’7”) A light and airy room with open fireplace and polished wood mantle, radiator, wall light points and sliding patio door to paved terrace.

KITCHEN/DINER: 18’9” x 11’4” (narrowing to 8’4”) Inset ceramic sink set into a solid wood block working surface with cupboard below. Further range of matching shaker style wall, drawer and base units with wood block working surface over, tower unit with built-in electric oven, inset electric hob, integrated dishwasher, radiator and two windows to front aspect

BEDROOM 1: 15’ x 11’8” Radiator, built-in double wardrobe with hanging rail and shelf and window to front aspect.

BEDROOM 2: 11’2” x 10’ (to front of wardrobe) Radiator, fitted triple wardrobe with hanging rail and shelves, vanity unit with tiled splashback and window to rear aspect.

BATH/SHOWER ROOM: Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, shower cubicule, heated towel rail and obscured glazed window.

REAR PORCH/UTILITY: Space and plumbing for washing machine, radiator and doors to garden and cloakroom.

CLOAKROOM: Low level WC, wash hand basin with tiled splashback and obscured glazed window.

OUTSIDE
A driveway leads to a generous parking/turning area with deep flower beds either side. The garden extends to the side and rear which is mainly laid to lawn enclosed by hedging. A paved terrace provides a pleasant seating area.

GARAGE: Detached single garage with up and over door and oil fired boiler supplying domestic hot water and radiators.

DIRECTIONS: Travelling east on the A303 take the Wincanton exit and follow the signs for Holton and Maperton. At the second roundabout take the first exit, proceed past the Shell petrol station and turn right signed Holton. After entering the village the property will be found on the corner of the second turning on the left.

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

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.