



HAMBLETON
ESTATE AGENTS

**SPIDERS WEB
NORTH CADBURY
BA22 7DG**



£325,000

- ◆ **DELIGHTFUL SEMI-DETACHED BUNGALOW**
- ◆ **SPACIOUS SITTING ROOM WITH OPEN FIRE ◆ FITTED KITCHEN**
- ◆ **TWO DOUBLE BEDROOMS ◆ BUILT-IN WARDROBES ◆ GARAGE**
- ◆ **MODERN SHOWER ROOM ◆ UTILITY/BOOT ROOM**
- ◆ **OIL FIRED CENTRAL HEATING ◆ EASY TO MAINTAIN GARDEN**

Spiders Web, Cutty Lane, North Cadbury, Somerset, BA22 7DG

An exceptionally well presented two bedroom semi-detached bungalow situated within a no through lane in the popular village of North Cadbury.

The front door opens to a spacious hallway with an airing cupboard housing the hot water tank. To your right there is a light and airy sitting room featuring an open fire as it's centre piece. The kitchen is fitted with a range of modern units and enjoys an outlook over the garden. Off the kitchen is a useful utility/boot room with a door giving access to the rear garden. There are two double bedrooms both of which benefit from built-in double wardrobes. Completing the accommodation is a stylish shower room with a large shower cubicle. The gardens are well kept with the rear garden enjoying a high degree of seclusion. A door gives convenient access to the garage.

This is a wonderful opportunity to purchase a delightful bungalow situated within a short walk of the village shop/post office.

LOCATION: North Cadbury is set in picturesque countryside that is typical of this area of South Somerset that results in it being a sought after area in which to live. This village, together with neighbouring villages in the area, have a predominance of stone constructed houses, farms and cottages being interlinked by quiet lanes in countryside that is given over entirely to agriculture. North Cadbury with its close neighbour South Cadbury enjoy a close community spirit with a thriving village store, active village hall and primary school, having excellent facilities together with traditional public houses in both villages. Although set in this peaceful rural environment, communications are excellent with an immediate access to the A303 trunk road with its eventual junction with the M3 at Basingstoke and access to the capital, whilst to the west there is a junction with the M5 at Taunton opening up the West Country. Rail communications are excellent with the quaint old town of Castle Cary only three miles distance having a station that provides access to London (Paddington) and Sherborne London (Waterloo). The region is well known for its schools which include the Sherborne, the Bruton Schools, Leweston and Millfield.

ACCOMMODATION

Large storm porch with light and door to:

ENTRANCE HALL: A spacious hallway with vinyl plank flooring, radiator, airing cupboard housing hot water tank with shelf for linen and hatch to loft.

SITTING ROOM: 15'3" x 14'9" A light and airy room with an open fireplace as its focal point. Radiator, coved and smooth plastered ceiling, three wall light points and double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM: 14'9" x 8'10" Inset single drainer stainless steel sink unit with cupboard below, further range of matching shaker style wall, drawer and base units with solid woodblock work surface over, larder unit, space and plumbing for slimline dishwasher, smooth plastered ceiling with downlighters, towel recess, dual aspect double glazed windows and door to:

UTILITY/BOOT ROOM: 5'8" x 6'3" Single drainer stainless steel sink unit set into a solid woodblock work surface, space and plumbing for washing machine, base unit, smooth plastered ceiling, double glazed window to rear aspect, oil fired boiler and door to rear garden.

BEDROOM 1: 13'8" x 9'6" Radiator, built-in double wardrobe

with hanging rail and shelf, smooth plastered ceiling and feature double glazed bow window to front aspect.

BEDROOM 2: 10'6" x 8'10" Radiator, built-in double wardrobe with hanging rail and shelf and double glazed window overlooking the rear garden.

SHOWER ROOM: Large shower cubicle, low level WC, wash basin unit, two double glazed windows, heated towel rail and smooth plastered ceiling with downlighters.

OUTSIDE

FRONT GARDEN: The front garden is mainly laid to lawn fronted by a natural stone wall. Side path to:

REAR GARDEN: A well maintained garden with a paved patio leading to an area of lawn with shrub and flower borders all enclosed by fencing. Personal door to garage and rear gate to driveway.

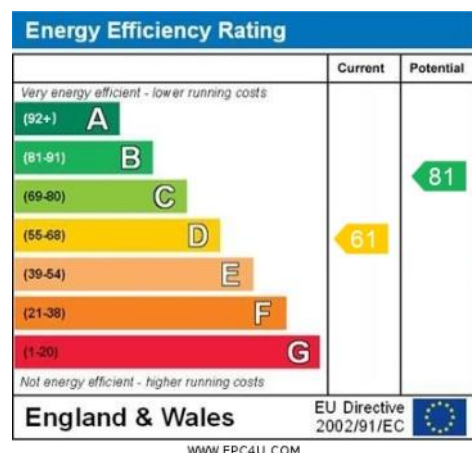
GARAGE: 18'3" x 8'9" Up and over door, light and power.

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

TENURE: Freehold

COUNCIL TAX BAND: C

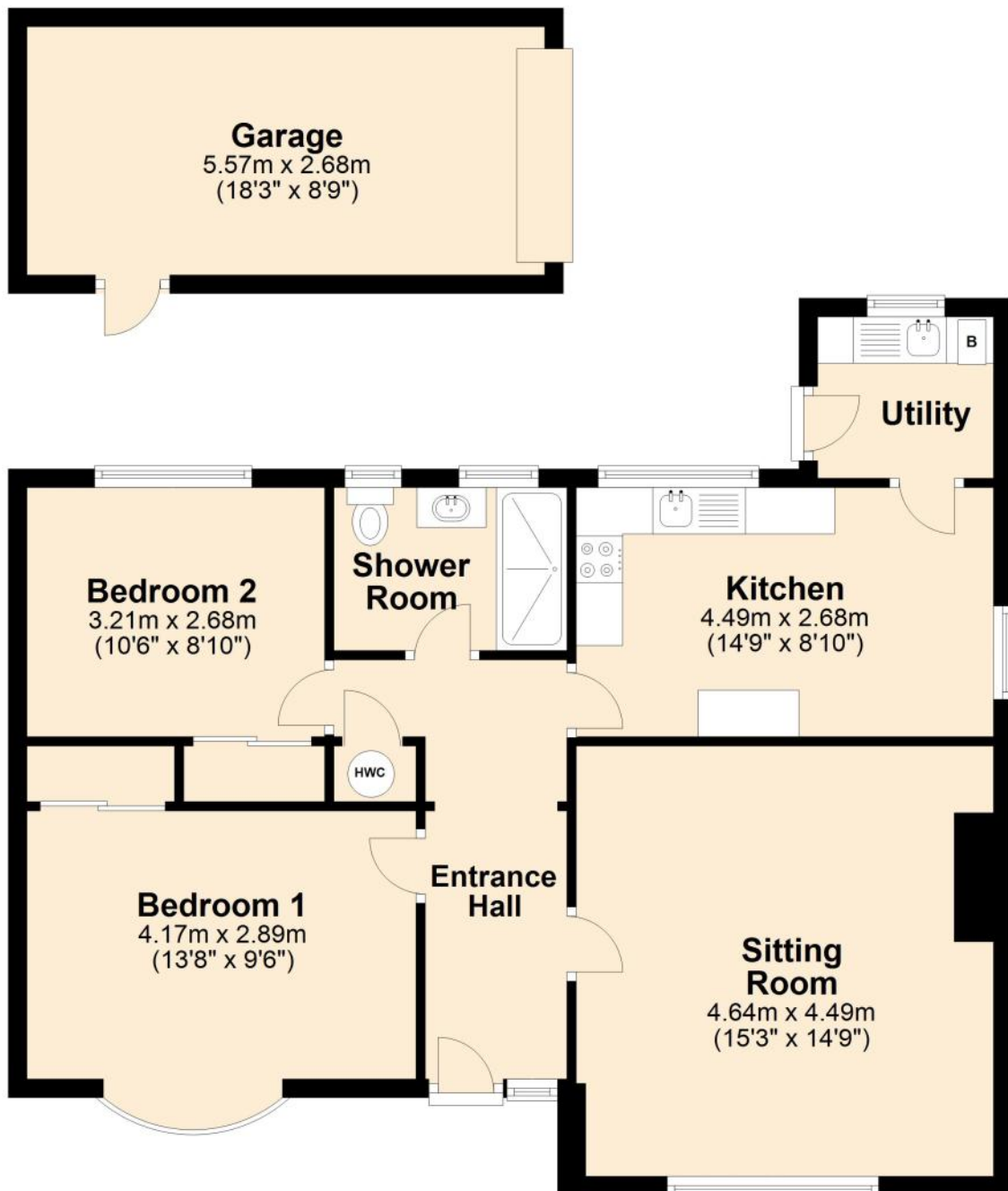
VIEWING: Strictly by appointment through the agents.





Ground Floor

Approx. 74.8 sq. metres (804.8 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)



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Important Note: For clarification, we wish to inform 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 should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

