

26 Robins Way | Compton Dundon | TA11 6AR

FREEHOLD

£215,000

## PROPERTY SUMMARY

2  1  1  B 

This delightful mid-terrace house in the charming village of Compton Dundon, offers a perfect blend of modern living and rural tranquillity. The property comprises of a kitchen/diner, living room, cloakroom, two generously sized double bedrooms and a bathroom. Outside is an enclosed rear garden and two off road parking spaces. Do not miss the chance to make this lovely home your own. This property is being offered with NO onward chain.



### Entrance Hall

Radiator. Door leading to cloakroom, kitchen/diner and living room. Under stairs storage cupboard. Stairs to first floor.

### Kitchen/Diner

15'7 x 6'8 (4.75m x 2.03m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Integrated oven, induction hob with cooker hood over. Integrated washing machine. Integrated fridge/freezer. Spot lights. Wall mounted boiler. Dining area. Radiator. UPVC double glazed window to front.

### Living Room

14'1 x 9'10 (4.29m x 3.00m)

Radiator. UPVC double glazed window to rear. UPVC double glazed French doors leading to rear.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan.

### Landing

Doors leading to bedroom one, two and bathroom. Storage cupboard.

### Bedroom One

14'2 x 9'9 (4.32m x 2.97m)

Built in wardrobe. Radiator. Two UPVC double glazed windows to front.

### Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

Terraced House

Kitchen/Diner

Living Room

Cloakroom

Two Double Bedrooms

Bathroom

Rear Garden

Two Off Road Parking Spaces

Village Location



## INTERESTED IN THIS PROPERTY

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## Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan.

## Rear Garden

Garden laid to lawn enclosed with wooden fencing. Gate leading to the two allocated parking spaces.

## Purchasers Note

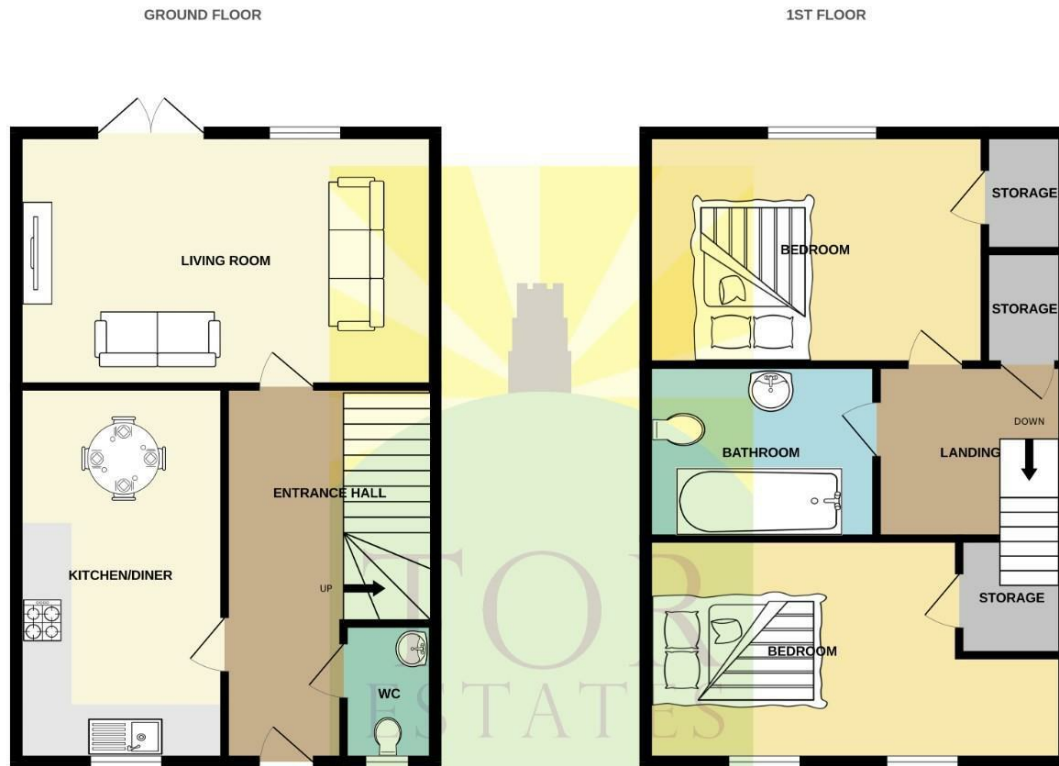
Once all houses are built on the estate there will be a management charger per annum for the upkeep of communal areas.

## Disclaimer

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## Compton Dundon Ammenities

Compton Dundon is a favoured village situated to the south of Street in picturesque Somerset countryside. The village has a pub and situated within the neighbouring village of Dundon there is a primary school and church. Street (2.5 miles) is the nearest shopping centre and also provides Crispin Comprehensive School, Strode College, Strode Theatre, the complex of shopping outlets in Clarks Village and a choice of pubs and restaurants. The towns of Somerton, Glastonbury and Yeovil are 4, 5 and 13 miles distance respectively.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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