

## Coles Lane, Chewton Mendip

£395,000

3 1 2



A WONDERFUL OPPORTUNITY to purchase a beautifully positioned three-bedroom detached house with exceptional potential, set in an idyllic edge of village location with the backdrop of the former limestone quarry.

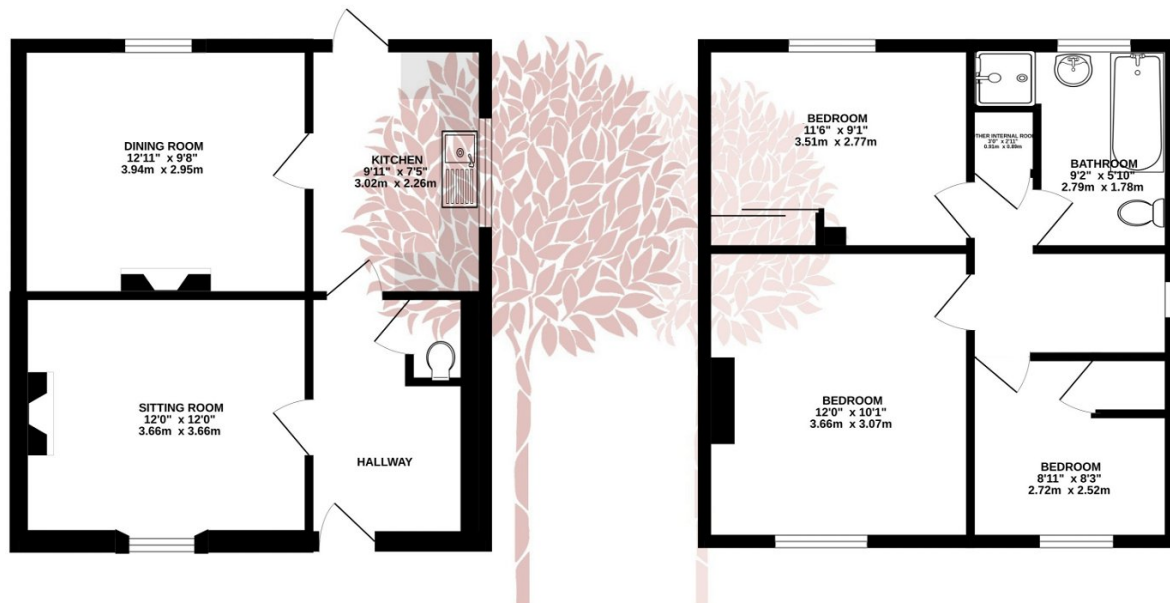


## Key Features

- Wonderful three- bedroom detached cottage
- Set against the stunning backdrop of the former limestone quarry
- Ample off-street parking
- First floor bathroom with a white suite
- Council Tax band D
- Beautiful edge of village position
- Lapsed planning permission for a two-storey side extension
- Two separate reception rooms
- Offered to the market with no onward chain complications
- EPC rating E

GROUND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

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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