

Huckleberry Undertown Lane, Somerset BS40 6ND

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## Huckleberry Undertown Lane, Somerset BS40 6ND

A beautifully positioned detached 3 double bedroom property with a truly stunning outlook, situated in a quiet and convenient road within the village of Compton Martin, set within a generous level plot, with attractive level gardens totalling an acre. Other benefits include a detached double garage, off street parking for a number of vehicles, a lovely through living/dining room that takes full advantage of the beautiful outlook to the front of the property. The current owner has gained planning permission to make some attractive changes to the layout of the house (including a home office in the garden) and potential further development as well.

It should be noted this property is being sold with no onward chain.



3



2



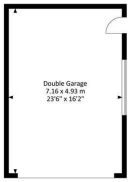
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**Huckleberry, Undertown Lane,  
Compton Martin, BS40 6ND**

Approx. Gross Internal Area  
1831.80 Sq.Ft - 170.18 Sq.M  
(Total area includes garage)



Garage



For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## OTHER INFORMATION



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