





Offers in Excess of

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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2

Energy
Rating C

Council Tax Band E

Services

Mains gas, electricity, water
and drainage are connected.
Underfloor heating throughout

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold



Directions

From the High Street proceed passing Living Homes on the right, and Abbey Garage on the left. Continue into West End and proceed to the end of the road where just before the road bears right to meet the dual carriageway and a left-hand turn onto Brooks Road, turn left into Orchard Mews. Continue to the pillared entrance of number 1.

Description

An attractive and very generously proportioned detached chalet bungalow.

Principally accessed from the front elevation, the main entrance door, which is sheltered by a storm porch opens into a wide reception hall with galleried landing and doors off to the living room, kitchen/dining room, bedroom suite and cloakroom. The living room enjoys a dual aspect with sliding doors and outlook over the garden and also features a gas coal effect fire. The spacious kitchen/dining room is another sociable space and is fitted with a comprehensive range of base, wall, drawer and display units, built in appliances and ample work top surfaces incorporating a breakfast bar. Continue into the utility room where there is a door to the rear and door into the double garage. A ground floor double bedroom is complimented by an en-suite shower room with large walk-in shower unit.

To the first floor there are two wonderfully sized double bedrooms, one having a useful walk-in storage cupboard and the other deep built-in wardrobes and a cloakroom. Both are serviced by a large family bathroom with airing cupboard

Location

The property is situated on the western outskirts of Street less than a mile from the High Street and within 5 minutes walk of a Co-op supermarket. Street is a busy mid Somerset town famous as the home of prestigious Millfield School, Clarks Shoes and now a popular shopping destination with Clarks Village retail centre. Street provides a theatre/cinema, Strode College, indoor and open air swimming pools, bowls club, health centre, library and a choice of pubs and eating places. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles. (all mileages are approximate)



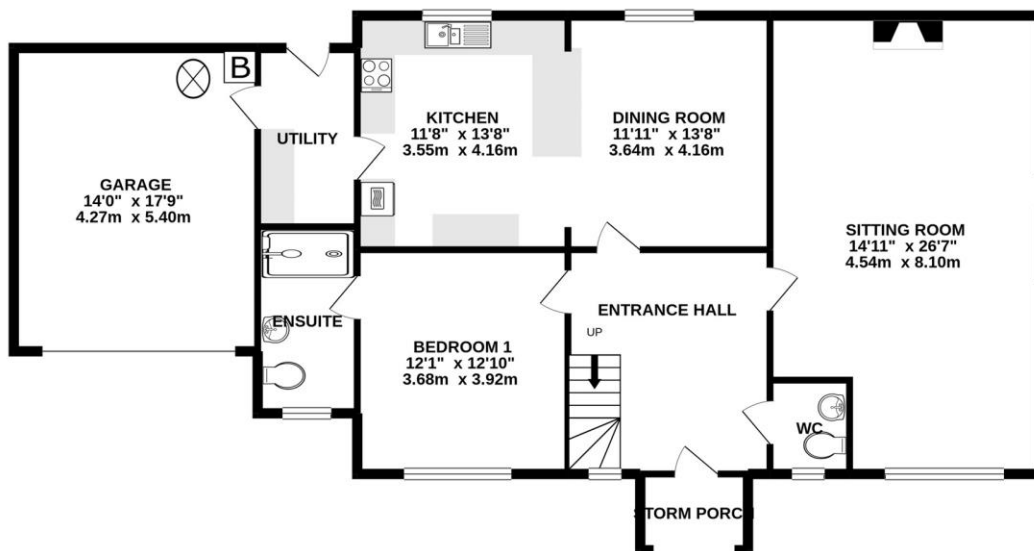


The property enjoys an attractive setting and is approached over a shared lane onto a block paved driveway providing parking and leading up to the integral garage, fitted with electric up and over door, power and light. Worcester gas fired boiler, hot water cylinder and controls for underfloor heating system. The garden is attractively landscaped, enclosed by walls with an area of level lawn and well stocked raised flower and shrub borders. There are block paved pathways leading around the property and a patio area at the rear.

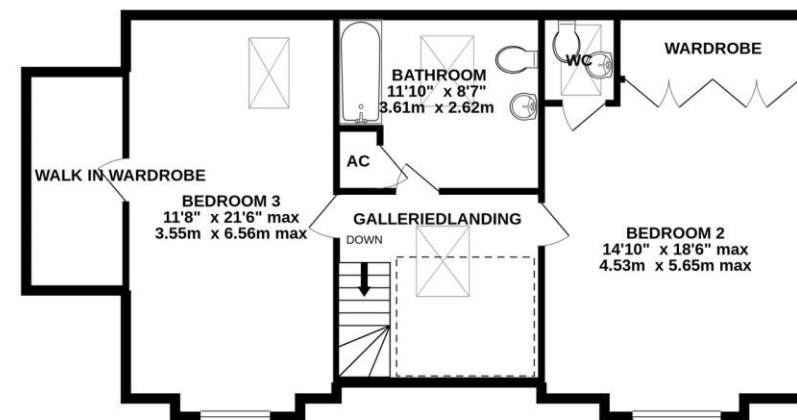
- Offered for sale with no onward chain and vacant possession.
- An attractive and generously proportioned detached chalet bungalow covering over 2,300 sqft.
- Attractively landscaped wrap around garden that is easy to maintain.
- Providing three large double bedrooms and two bathrooms
- Wonderful size living room and kitchen/dining room perfect for families and those who like to entertain.
- Large reception hall, utility room and ground floor cloakroom.
- Convenient position within walking distance of amenities and a level walk into town.
- Ample parking and large garage with remote up and over door



GROUND FLOOR
1413 sq.ft. (131.2 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2350 sq.ft. (218.3 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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