





£279,950

### To View:

Holland & Odam  
3 Farm Road, Street, Somerset  
BA16 0BJ

01458 841411  
street@hollandandodam.co.uk



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Energy  
Rating **D**

Council Tax Band C

### Services

Mains Electric, water and drainage are connected.

**Local Authority**  
Mendip District Council  
0300 30385588  
mendip.gov.uk

**Tenure**  
Freehold



## Location

Leigh Furlong Road situated on the south side of Street is a well-regarded mature road close to amenities. Street is a thriving mid-Somerset town famous as the home of Millfield School and Clarks Shoes and offering a good range of shopping facilities including Clarks Village, recreational facilities including a theatre, tennis, bowls, and both indoor and open-air swimming pools. The historic town of Glastonbury is within 3 miles, Cathedral City of Wells 9 miles and the nearest M5 interchange at Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are within 33, 33 and 26 miles distant respectively.

## Description

Early viewing is essential to secure this immaculately presented and well-maintained semi-detached bungalow affording flexible accommodation complemented by a level south-westerly facing garden and occupying a wonderful position in this established and well-regarded cul-de-sac. Advantageously offered for sale with no onward chain and vacant possession.

Leading from the side elevation you are welcomed into the entrance hall, from here doors open to all rooms and stairs ascend to third bedroom. The sitting room is both light and generously proportioned with a lovely outlook over the rear garden and space to accommodate both lounge and dining furniture. The kitchen has been fitted with base units, work top, breakfast bar, sink unit, space for freestanding appliances and two useful built in larder cupboards. A back door provides access onto the garden. There are three good sized double bedrooms all serviced by the family bathroom which comprises a panelled bath, wash basin and WC. Bedrooms one and two both overlook the front garden and the third bedroom, an attic conversion, is light and airy with a Velux roof light. From the hall there is a loft hatch giving access to the roof space and an airing cupboard.

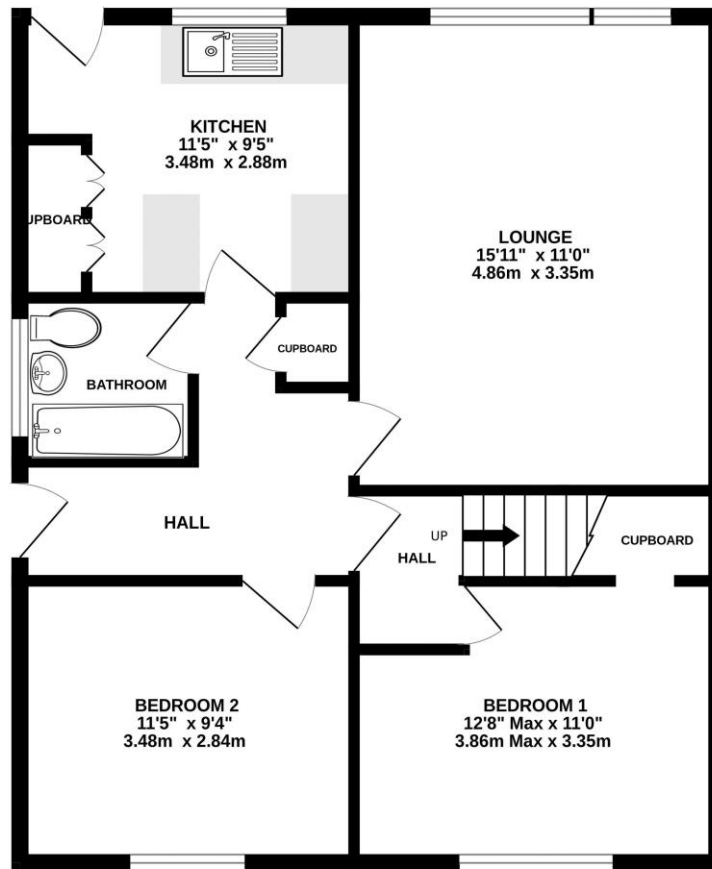
The plot is a good size and level all round, suiting retired buyers and keen gardeners alike. The wrap around front garden is laid to lawn with established shrub and flowering borders. The rear garden has a desirable south-westerly facing aspect, is fully enclosed, private and laid to lawn.

## Directions

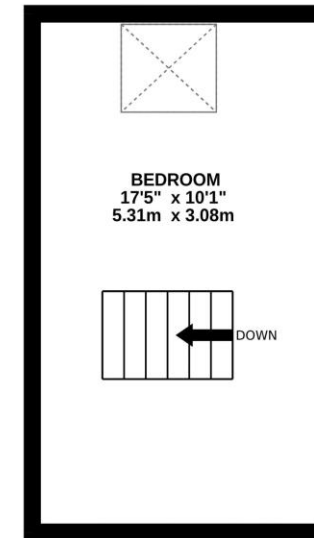
Follow the High Street with The Bear Inn on your left. Continue along the High Street passing the Ford Garage on the left hand side. Turn next left into Stonehill and continue around a left bend. Turn right into Leigh Furlong Road and continue until reaching a left hand bend, number 16 is on your right hand side on the junction with Isaacs Close and will be identified by our For Sale Board.



## GROUND FLOOR



## 1ST FLOOR



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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