



£259,950

*At a glance...*



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**holland  
& odam**

6 Chancellor Close  
Walton  
Street  
Somerset  
BA16 9RZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street take the A39 towards Bridgwater. Continue until entering the village of Walton, passing Pursey's Garage (Vauxhall dealership) on the right and upon reaching the Parish Church turn left into South Street. Turn right into Chancellor Road and take your first right turn into Chancellor Close where the property will be found at the foot of the cul-de-sac in front of you.

## Services

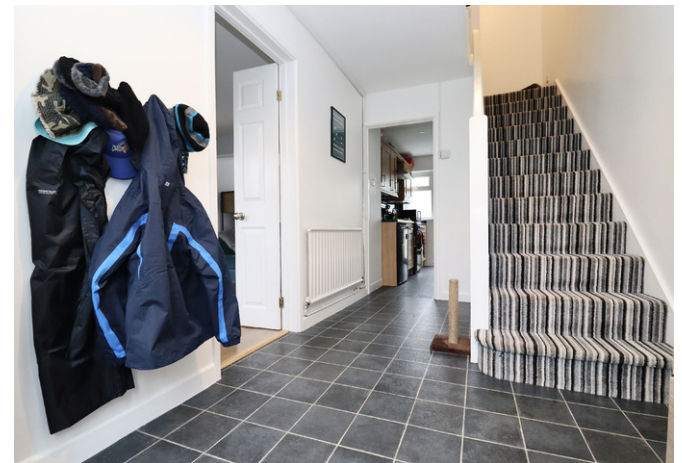
Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





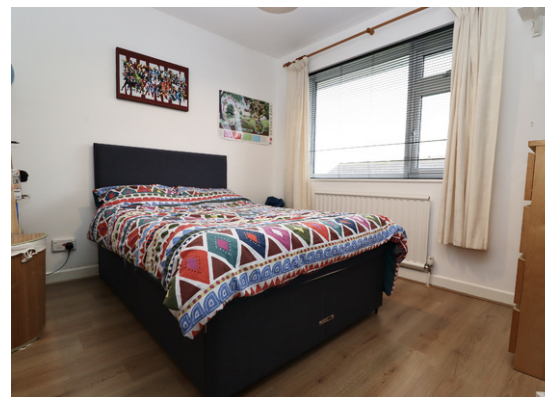
## Location

The property is situated in a popular cul-de-sac within the well regarded village of Walton which has local amenities including a Church, excellent Primary School, village hall and an excellent eating pub. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

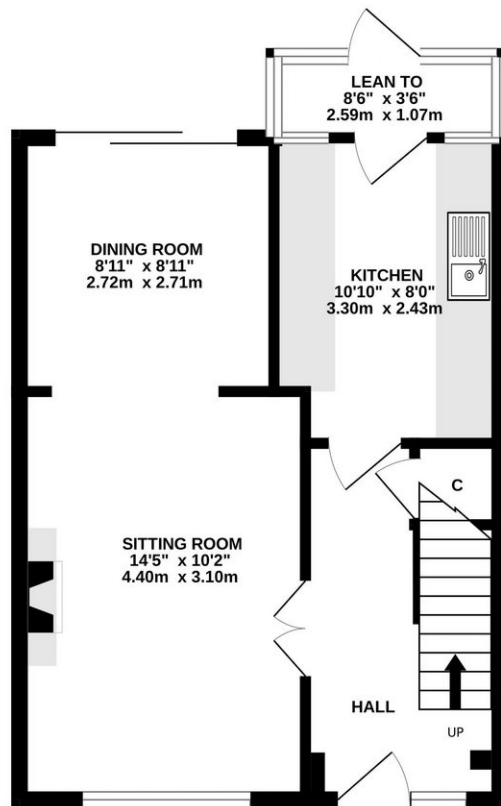
## Insight

A superb opportunity to acquire this neatly presented and well maintained three-bedroom family home, situated at the end of a quiet cul-de-sac in the popular village of Walton, boasting a well-regarded Primary School and Village Hall.

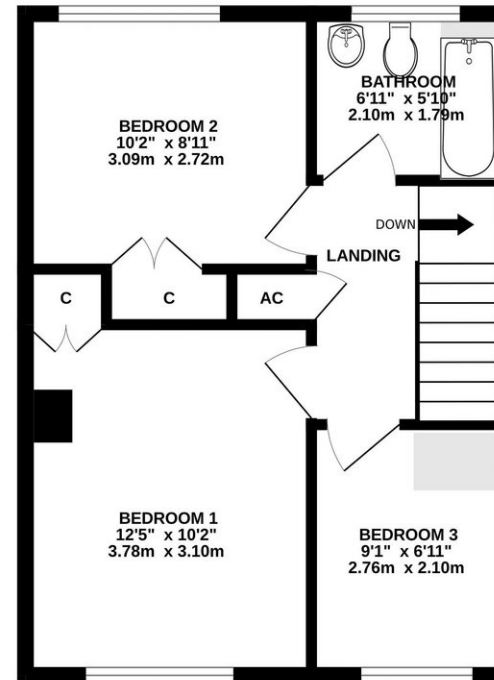
- Generously proportioned lounge/diner which is light and airy with feature fireplace and a dual aspect to the front and rear of the property. Here sliding doors give access out onto the rear garden
- Well-appointed kitchen fitted with a range of wall, base and drawer units, sink unit, cooker and space for under counter appliances. A door leads through to the lean to and to the garden
- To the first floor there are three bedrooms; two would be considered good sized doubles and have the added benefit of built in wardrobe space
- An attractive modern family bathroom comprising a wash basin, panelled bath with shower over and WC, services the property
- Good sized family garden which is predominantly laid to lawn with a paved area extending from the rear elevation. A side passage houses a wooden garden shed and gate to the front of the property
- Designated parking space in front of the garage which has been fitted with and up and over door and can be found in a separate block a short distance from the property.



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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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