



£315,000

At a glance...



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**holland
& odam**

1 Grange Avenue
Street
Somerset
BA16 9PE

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceeding along the High Street, Bear Inn on your left hand side. Turn right into Farm Road and continue past Clarks Village until you reach a set of traffic lights. Turn right and then immediately left into Grange Avenue. Continue towards the end of the road where the property will be identified on the right hand side by our for sale board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

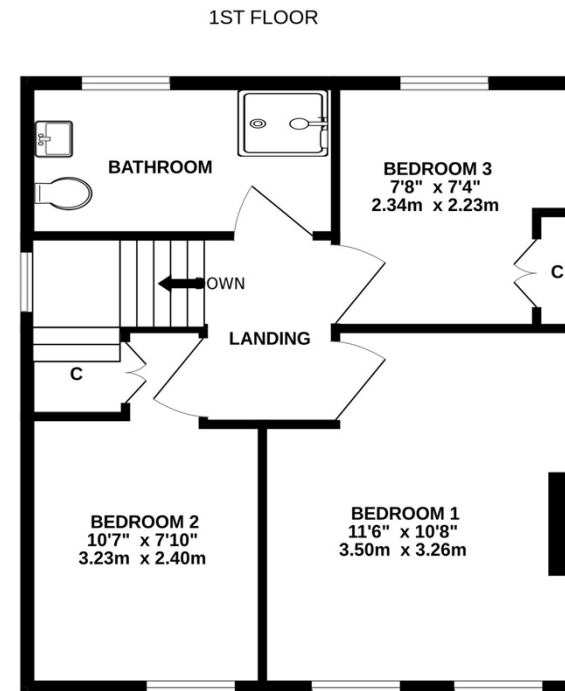
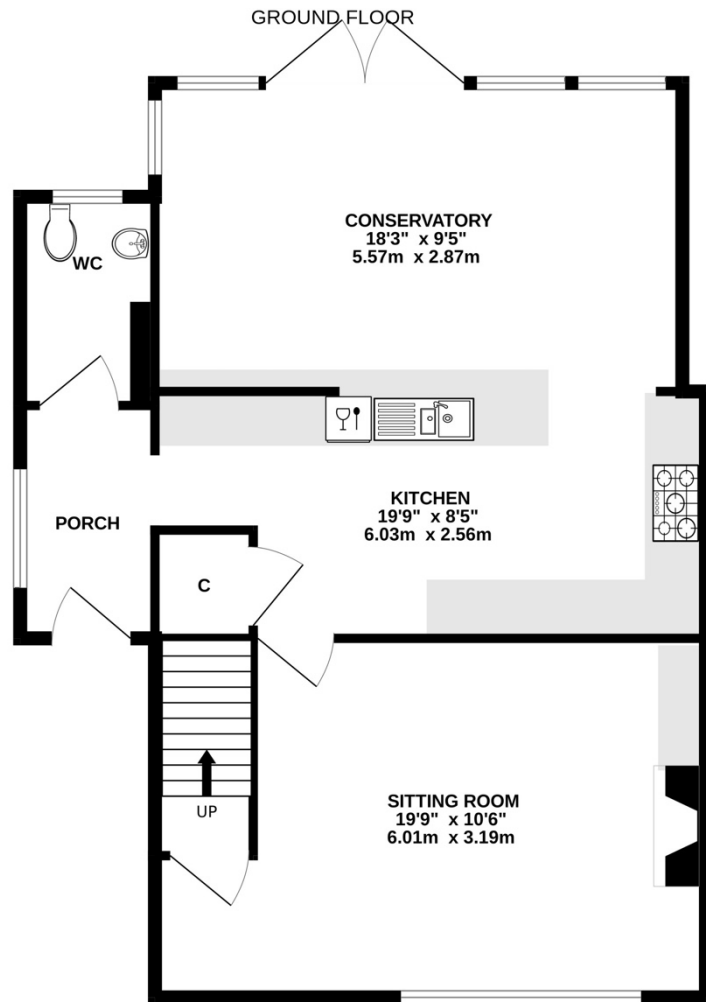
Grange Avenue is situated on the northern side of Street within walking distance of the High Street and Clarks Village with its comprehensive range of shopping facilities and restaurants. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and open air swimming pools, tennis, football, cricket etc. The historic town of Glastonbury is within 2 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is 12 miles. Bristol, Bath, Taunton and Yeovil are within commuting distance.

Insight

An excellent opportunity to purchase this well appointed three bedroom semi-detached house, immaculately kept and tastefully presented throughout with beautifully landscaped garden, and ample parking.

- Set within a popular residential area and located next to Batch Park, the property is within easy walking distance of both open countryside and also the town centre amenities.
- A desirable open plan kitchen/dining area is fitted with underfloor heating throughout and flooded with copious amounts of natural light, a sociable space for family dinners or entertaining.
- Attractively appointed kitchen with a range of base, wall and drawer units, solid oak worktops, rangemaster cooker, integrated dishwasher, washing machine and space for an American fridge/freezer.
- Enjoying a light and airy sitting room with large window with an outlook over the front garden and a cosy feature coal effect fireplace as the focal point of the room.
- Three neatly presented bedrooms; two of which have useful built in storage space. All are service by the fully tiled shower room which comprises shower enclosure, wash hand basin and WC.
- Excellent size rear garden, comprising a patio terrace extending from the rear elevation, well-manicured lawn, established flower and shrub borders with mature trees and shed.
- To the front of the property you will find an attractively landscaped block paved driveway with parking for multiple vehicles, a seating area with well stocked shrub borders and a refuse area.





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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DISCLAIMER

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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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