



£335,000

At a glance...



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**holland
& odam**

12 Californian Parade
Street
Somerset
BA16 0FZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street, pass the Living Homes stores on your right and proceed for a further 500 yards, also passing Abbey garage on your left. On the right hand side you will see the turning for Bullmead Parade. Bear around to the right, taking a left turn just past the Shoe Tree artwork and continue into Couture Grove. Take your second right and continue to the end where Californian Parade will be identified on your left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £372.96 per year



Location

The property is situated in the new Barratt Homes development, located on the western side of the town, its centre offering a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open air swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, and Taunton are within commuting distance.

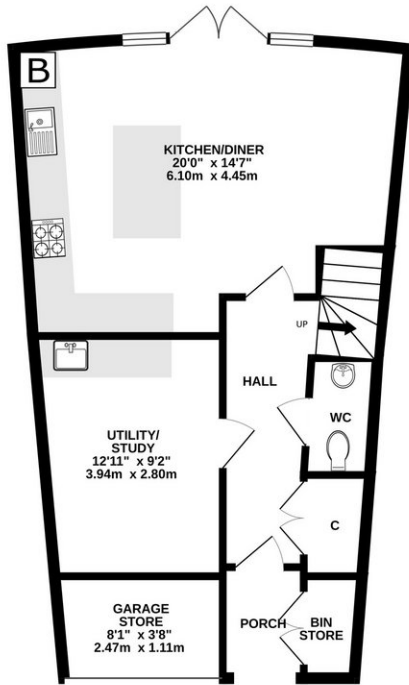
Insight

Built in 2014 this stylish and neatly presented three bedroom, two reception room property with good size garden is ideally situated on the edge of popular Houndwood development, close to town and amenities it boasts a mix of attractive architecturally designed homes, Californian Parade, in particular is a striking design forming part of crescent of three storey town houses. Benefiting from the recent addition of a new kitchen from well-regarded Coxley Kitchens. The accommodation is both generously proportioned and versatile which is ideal for buyers across the board so viewing is advised to appreciate the space.

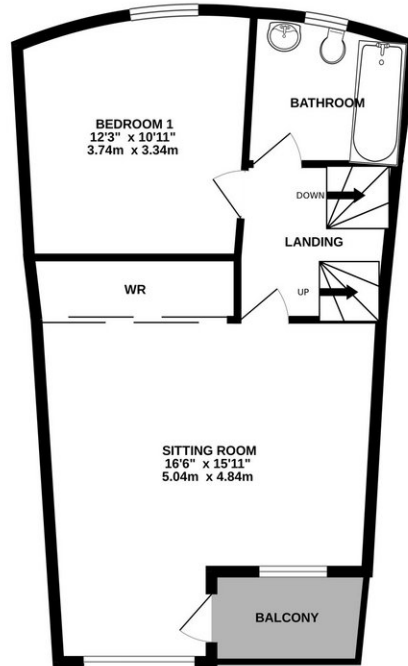
- Excellent size kitchen/dining family room with wide french doors leading out onto the terrace and garden beyond, which together provide great entertaining space.
- Stylish two tone fitted kitchen affording ample units and central island with breakfast bar, contrasting worktops and built-in oven, induction hob and dishwasher.
- The garage has been partially converted into a fabulous games room/office with useful utility space and is accessed from the entrance hall where there is also a cloakroom and large coat/shoe cupboard.
- To the first floor there is a spacious sitting room with floor to ceiling windows, large built-in storage cupboards and south facing balcony, double bedroom and bathroom comprising a full white suite.
- On the top floor the master bedroom affords built in wardrobes and an en-suite, and bedroom three enjoys a large walk-in wardrobe, there is also an airing cupboard.
- Superb size garden comprising a large lawn, hot tub and full width patio extending from the rear elevation. Fully enclosed with a useful pedestrian gate affording rear access.
- The remaining part of the garage provides a useful store for bikes and there is a separate refuse store. Directly opposite the property there is designated parking and visitor parking.



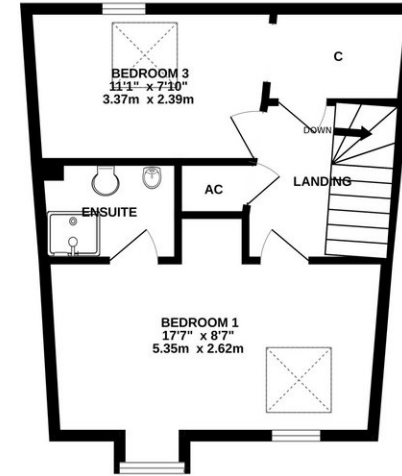
GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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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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