



£248,000

*At a glance...*



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**holland  
& odam**

25 Brutasche Terrace  
Street  
Somerset  
BA16 0BD

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

Proceed along the High Street with the Bear Inn and open air pool on the right. The High Street ends at a mini roundabout. Turn left into Glaston Road. Turn first left into Grange Road and then first right into Brutasche Terrace. Number 25 can be found at the far end on the 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](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Brutasche Terrace leads off Grange Road and is an attractive group of Victorian cottages built by Clarks Shoes for their employees. Conveniently located within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

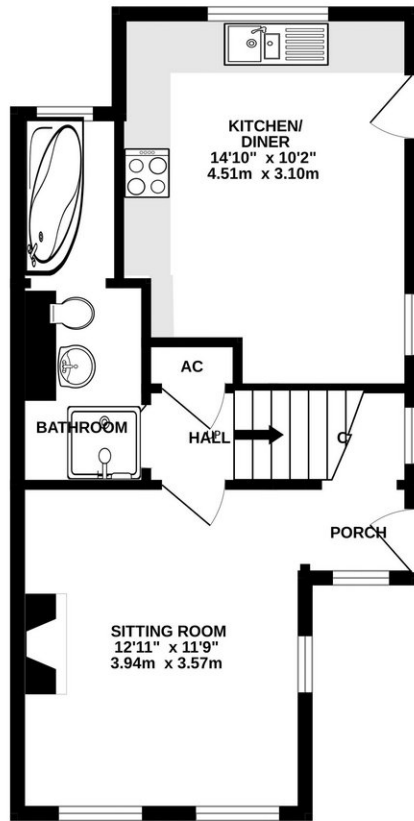
## Insight

Situated in Brutasche Terrace within level walking distance of the High Street and local amenities, is this charming end of terrace cottage, significantly benefiting from driveway parking. The accommodation comprises an entrance hall with under stair recess, sitting room, inner hall with doors to the kitchen and bathroom/shower. On the first floor, there are two good bedrooms with an enclosed garden to the rear.

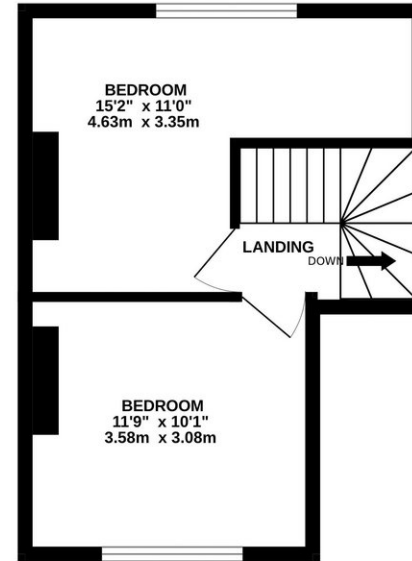
- Charming Victorian cottage built of Blue Lias stone and situated within a conservation area of the town. Having recently undergone a top to bottom refurbishment including a new roof and new windows.
- There is a sitting room with dual aspect windows to the front and side plus a feature fireplace within that gas fire, an inner hall housing the airing cupboard with doors to the bathroom and kitchen.
- The kitchen comprises a comprehensive range of units with integrated oven and hob, space for a washing machine. There is also ample space for fridge, freezer and family, dining table.
- Family bathroom, a fully tiled shower enclosure, WC, wash and basin and panel bath.
- On the first floor, there is a window to the side and doors into the two bedrooms.
- Bedroom one has a large window to the front and bedroom two being L shaped and taking in views over the rear garden. Here, there is also a feature cast-iron fireplace.
- At the front garden retained behind a stone wall with driveway parking for one car and access to the rear garden. This is enclosed behind timber fencing with mature lawn and shrubs and large wooden shed/store at the foot.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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