








£265,000

At a glance...

-  3
-  2
-  1
-  EPC D
-  COUNCIL TAX B

**holland  
& odam**

13 Grange Road  
Street  
Somerset  
BA16 0AY

**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 and first left into Grange Road where number 13 will be identified left 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 Road is an attractive and sought after no through road comprising a group of Victorian cottages built by Clarks Shoes for their employees. Street offers 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, Taunton and Exeter are each within 33,33 and 26 miles distant respectively.

## Insight

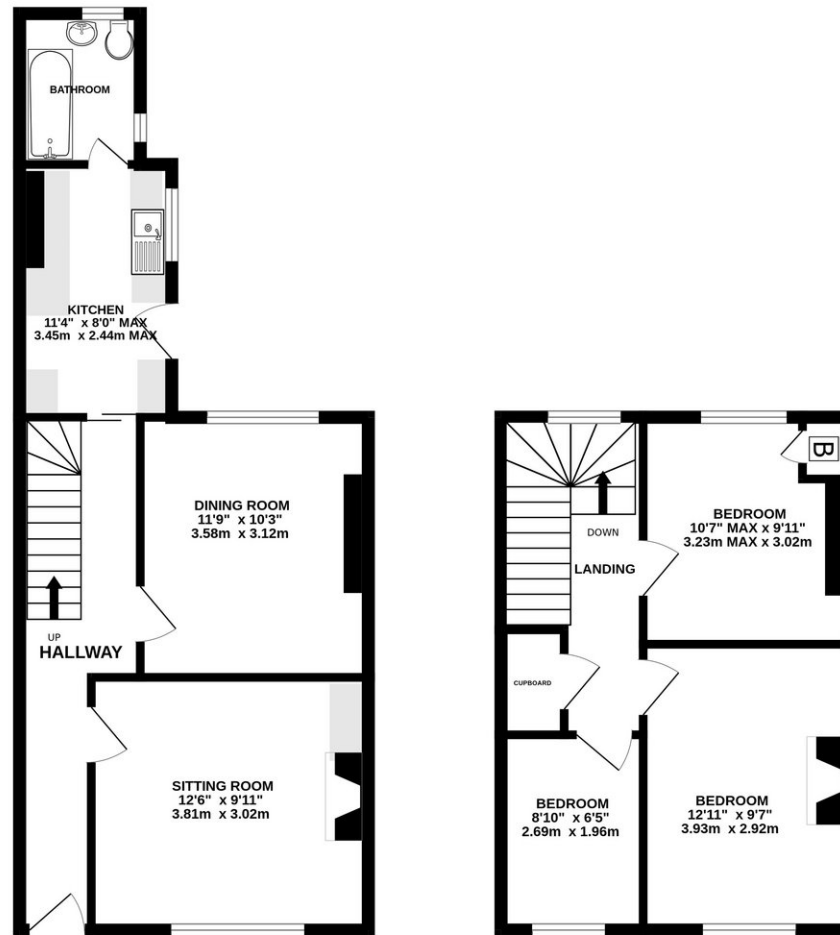
Advantageously available with no onward chain, this three bedroom Victorian terrace house built of Blue Lias stone enjoys off-road parking, and an enclosed south facing garden. A perfect opportunity for those looking to put their stamp on a property.

- Characterful property in need of modernisation throughout with original features such as flagstone floors, wooden floorboards and cast iron fireplaces.
- Situated in a popular area only a stones throw from Clarks village and walking distance of the high street and amenities.
- Good size sitting room which is light and airy with a feature fireplace as the focal point of the room.
- Well proportioned dining room with a large window with an outlook onto the rear garden.
- The kitchen is fitted with a range of wall, base and drawer units, worktop surface, sink unit and space for a free standing cooker.
- Affording three bedrooms; two would be considered good size doubles and a further single.
- Boasting a ground floor family bathroom comprising a bath with shower over, wash basin and WC.
- Enjoying a south facing enclosed rear garden which encompasses an area laid to paving with steps rising to a good size area of lawn with wooden outbuilding.
- Beyond the garden allocated parking for two vehicles can be found and accessed via a shared lane.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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.  
Made with Metropix ©2024

## DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.