








£575,000

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

-  5
-  2
-  3
- Energy Rating **D**

Council Tax Band **E**



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

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## Directions

From the High Street heading in a westerly direction (The Bear Inn on your left), take 2nd left turn into Leigh Road. Continue passing The Victoria Club on your left hand side and The Two Brewers Inn on your right. The property will be identified by our for sale board a little farther on your left hand side.

## Description

A charming and well presented extended Victorian double fronted detached property, built of local Blue Lias stone with a superb sized rear garden and off-road parking for multiple vehicles.

Leading from the front elevation you are welcomed in the entrance hall, where the original Victorian flagstone floor and the staircase makes a great first impression, this attractive flagstone flooring continues into the tastefully decorated Sitting room and Family room. Both rooms are well proportioned bright and airy and boasting feature fireplace; a multi fuel stove giving the sitting room a warm and cozy feel, and the fireplace in the Family room will need to be reinstated. Continuing on through to the Dining room which again is a good size and perfect for formal dinners and entertaining, here an opening leads to the well appointed country style kitchen/breakfast room with more than enough room for a family sized table and chairs and providing plenty of storage space with base and drawer units, ample worktop, sink unit, integrated oven and hob and space for free standing fridge freezer. Dual aspect windows and a door out to the garden floods the kitchen with an abundance of natural light. Finally on the ground floor a useful utility room fitted with base units and space for under counter appliances as well as convenient cloakroom comprising hand basin and WC. Access out to the garden and integral garage can also be found here.

To the first floor there are five bedrooms; four would be considered generously proportioned doubles and all with more than enough space for free standing furniture. The master bedroom has the added benefit of its own en suite shower room which is fitted with large shower enclosure, wash basin and WC. The four remaining bedrooms are serviced by the large family bathroom which comprises corner shower enclosure, bath tub, vanity unit with wash basin and storage, WC and heated towel rail.

## Location

The property is situated in Leigh Road, a sought-after residential road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and



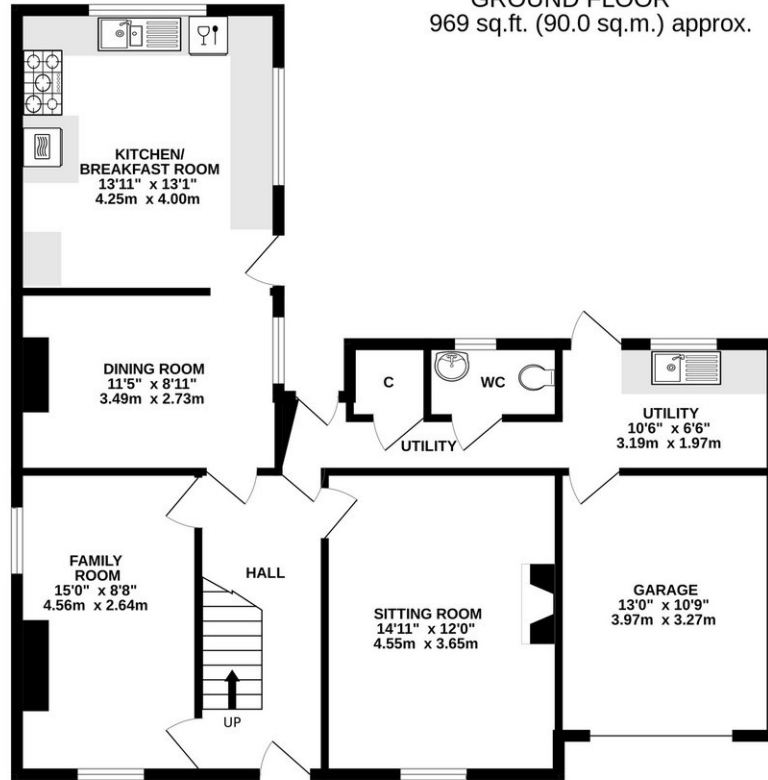


The garden to the rear is a fabulous size considering its town centre location, mainly laid to lawn with a wide variety of well tended flowering plants, mature trees and shrub borders with a choice of seating areas perfect for al fresco dining and enjoying the evening sun. A large area laid to gravel extends from the rear elevation housing a wooden garden shed, leading to a large patio and paved area. The front garden is retained by a natural stone wall and is laid to gravel for ease of maintenance, driveway parking for one vehicle can be found in front of the garage which is fitted with a new electric roller door and power and light. To the side of the property further tandem parking for multiple vehicles can be found and access to the rear garden via double iron gates.

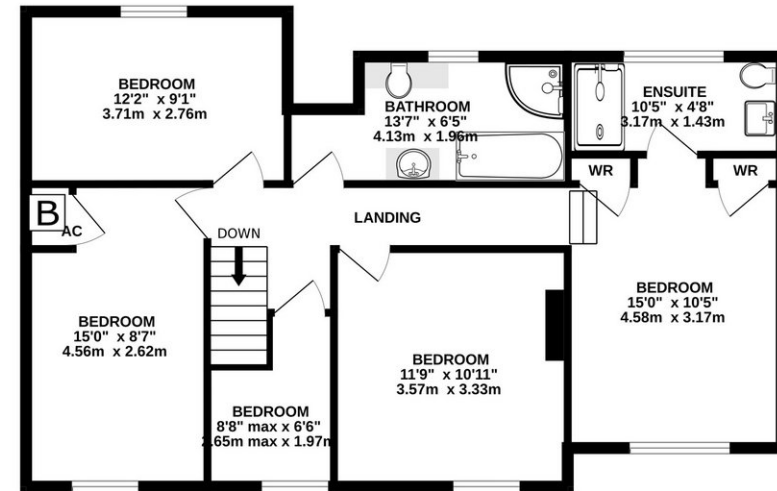
- Superb position set at the very heart of the town within walking distance of Millfield School and town centre amenities.
- Neatly presented, tastefully decorated and well maintained throughout this should tick all the boxes for those seeking a character property that is ready to drop your bags and live comfortably.
- Set over two floors providing versatile living, boasting three well proportioned reception rooms, utility, five bedrooms and a well appointed kitchen.
- Enjoying a fabulous sized enclosed rear garden which is perfect for families and keen gardeners alike.
- Ample off road parking for multiple vehicles and with the added benefit of an integral garage.
- Truly a must not miss property - Booking your viewing at the earliest opportunity is highly advised to avoid disappointment



**GROUND FLOOR**  
969 sq.ft. (90.0 sq.m.) approx.



**1ST FLOOR**  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq.ft. (164.1 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.  
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