



£230,000

*At a glance...*



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**holland  
& odam**

20 Merriman Gardens  
Street  
Somerset  
BA16 0JE

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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





## Directions

Follow the High Street in a westerly direction, with the post office on the left hand side. Turn left into Vestry Road, pass the church on the right and continue into Merriman Road. Turn right into Merriman Gardens where you will find No 20 on the right hand side with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system ( NOT TESTED)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold

**Please note that the property is SOLD AS SEEN  
A 28 day exchange of contracts is expected.**





## Location

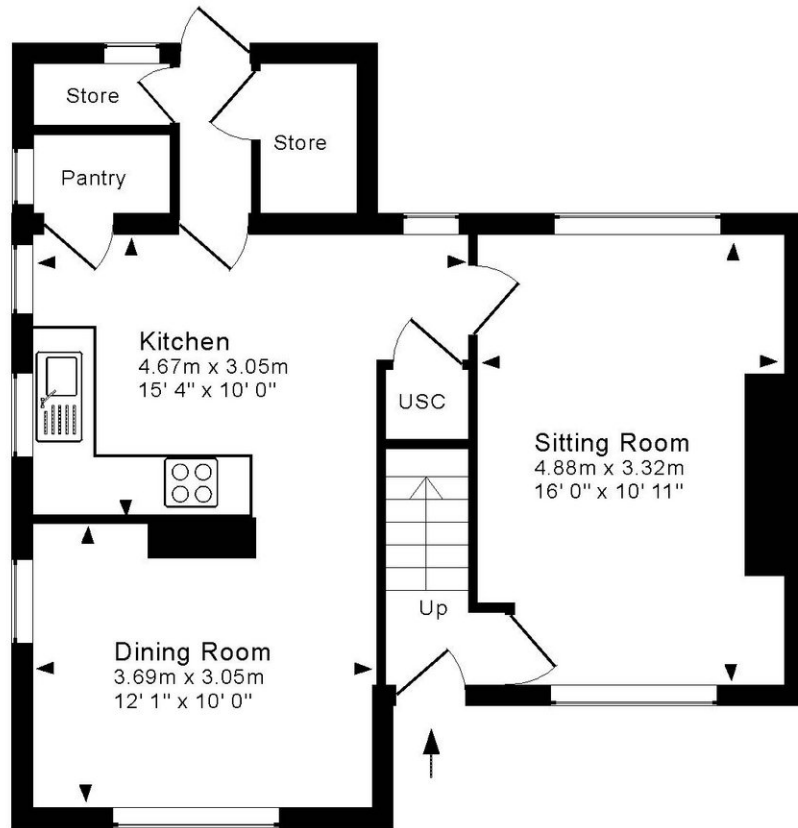
A popular residential road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and 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 Yeovil are all within commuting distance

## Insight

Offered for sale with no onward chain this semi-detached house offers huge potential for updating and improvement. Within easy reach of the High Street and with scope to create parking (subject to the necessary permissions) there is a west-facing garden to the rear and three generous bedrooms.

- Well proportioned semi-detached house although in need of complete modernisation throughout.
- Enjoying a spacious sitting room with feature fireplace and double aspect to the front and rear of the property.
- Double aspect dining room opening into a good sized kitchen with larder cupboard and further storage.
- Affording three generous sized double bedrooms all with enough space for free standing furniture.
- The property is serviced by the family bathroom which comprises panelled bath with shower over, wash basin and WC.
- Boasting features such as double glazed windows and gas fired central heating (not tested).
- Enclosed, low maintenance, West-facing rear garden which is mainly laid to lawn with a paved area leading from the rear elevation.
- The front garden is laid to gravel with garden path leading up to the property and enjoys a delightful outlook over Merriman Park.

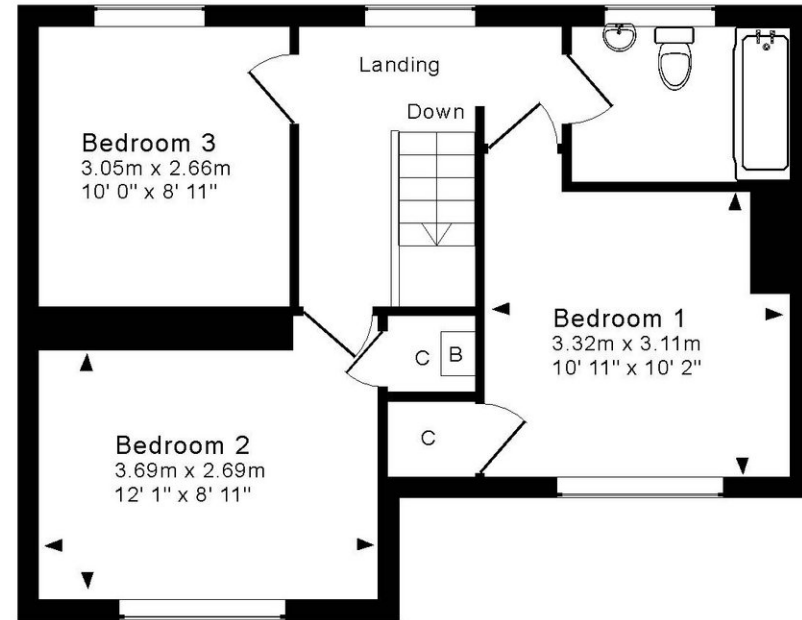




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0755

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### First Floor

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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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