



£295,000

At a glance...



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**holland
& odam**

14 Green Lane
Street
Somerset
BA16 0QL

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching the 'T' junction (Tanyard on the right). Turn right into Middle Leigh, and take the first turning left into Ivythorn Road and at the top of Ivythorn Road turn right into Green Lane. Follow the property almost to the very end of the road, where no.14 is located 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



Location

The property is situated in a highly sought after residential area of the town, within approximately three quarters of a mile of the town centre. Street is a popular mid Somerset town famous as the home of Clarks Shoes and Millfield School and now popular with shoppers visiting Clarks Village. Street provides primary schooling, Crispin Comprehensive School, Strode College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and eating places. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. The major centres of Bristol, Bath and Taunton are all within an hour's drive.

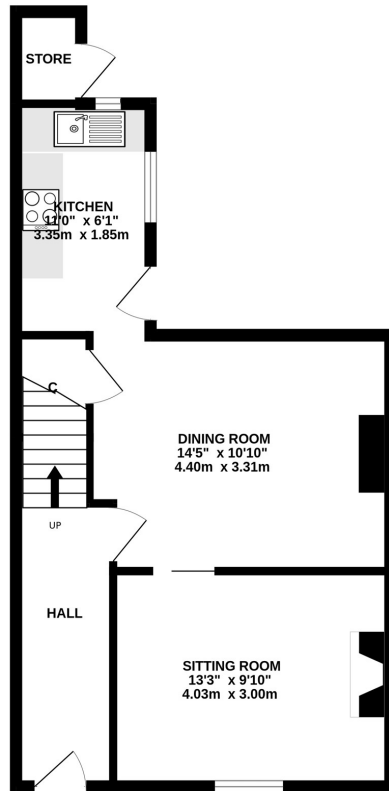
Insight

Charming semi detached cottage, tucked away along Green Lane and affording flexible accommodation situated over three floors. The property, also benefits from four bedrooms, two reception rooms, a family bathroom, a good rear garden and off-road parking for two to three vehicles. Available with no onward chain.

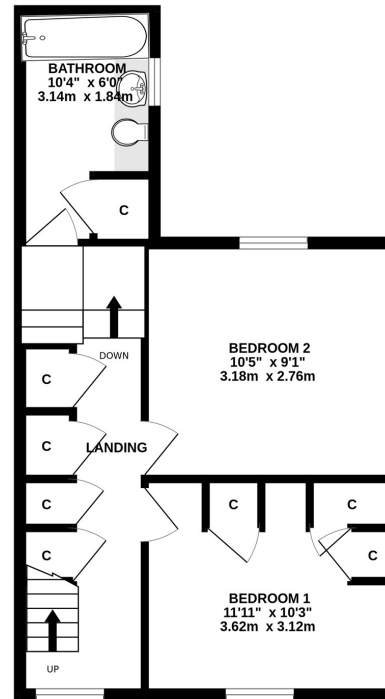
- From the entrance hall with exposed stone walls and flagstone floors, stairs rise to the first floor with the door on the right accessing the two reception rooms
- Into the sitting room, which has a front facing aspect and open stone fireplace with the dining room having a window to the rear, an understair cupboard, with both rooms enjoying flagstone floors
- The kitchen comprises a range of modern units with integrated electric oven and gas hob, space for a fridge/freezer, plumbing for a washing machine. Window and door to the rear patio and garden
- On the first floor, there are two double bedrooms, with bed one having a window to the front and range of fitted cupboards
- Bedroom two looks out over the rear garden with the family bathroom comprising a panel bath with shower over, wash hand basin and WC. There is also a cupboard housing the gas fired central heating boiler
- Stairs then rise to the second floor landing, where there are two further bedrooms, both with velux roof lights, the front facing bedroom enjoying rooftop views to the Mendip hills beyond
- Outside, the property is set back behind a low wall with a path to the front door, which continues around to the side and rear garden. Here there is a large expanse of lawn enjoying a sunny aspect with a gate leading down to the gravel parking area, taking its access from Oakfield Road



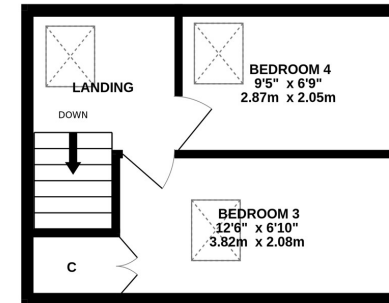
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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