



£405,000

*At a glance...*



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**holland  
& odam**

3 Middle Leigh  
Street  
Somerset  
BA16 0LA

**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, Bear Inn on your left. Turn left at a staggered cross roads into Leigh Road. Pass Hindhayes School on your left and a pub on your right , proceed to the end of the road and turn right into Middle Leigh. After a short distance the property will be found on the left hand side.

## Services

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

For information regarding broadband and mobile coverage, go to [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

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

## Tenure

Freehold



## Location

Middle Leigh is a well established road to the south of the High Street in this thriving mid-Somerset town. Street offers a wide range of sporting and recreational facilities including both indoor and open air swimming pools, the Victoria Sports Club and Strode Theatre. The town also offers schooling at all levels including Strode College and is also home to the renowned Millfield Senior School, with Millfield Preparatory School being on the outskirts of Glastonbury, some 3 miles distant. Access to the M5 motorway can be gained at Dunball (Junction 23) whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

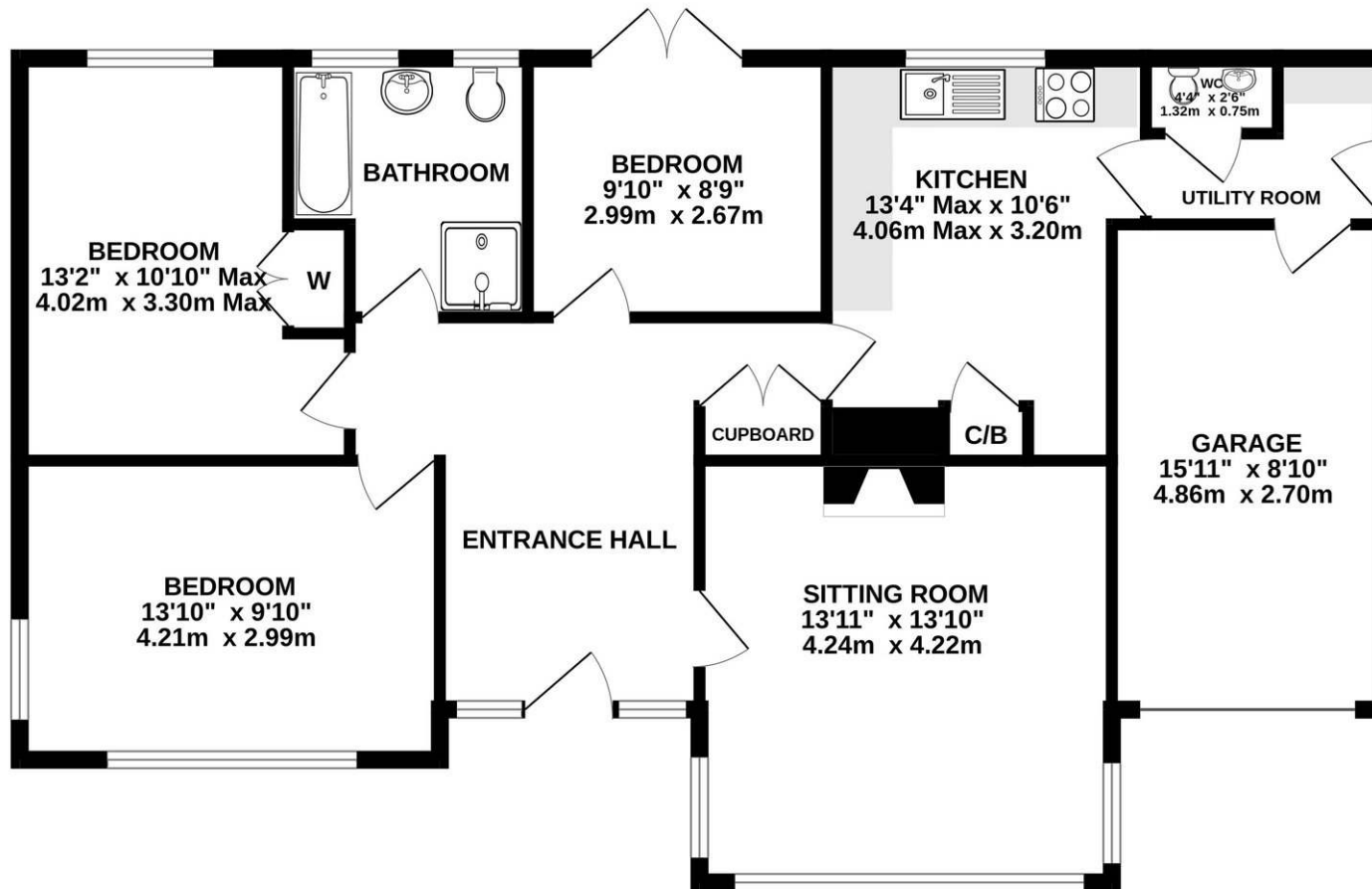
## Insight

A superb opportunity to purchase this mature three bedroom detached bungalow which has undergone a beautiful refurbishment by our current vendors. If you are looking for a property that is "ready to move into" then look no further. Early viewing is highly advised.

- Conveniently situated within a central location of the town, only a stone's throw away from the High Street and Clarks village.
- The good size sitting room is the perfect spot to relax and unwind, with dual aspect windows letting in an abundance of natural light and cast iron feature fireplace as the focal point of the room.
- Tastefully appointed kitchen fitted with a range of wall,base and drawer units, ample worktop surface, built in oven and hob with space for free standing fridge/freezer and dining table and chairs.
- Affording three bedrooms; two would be considered well proportioned doubles and the third bedroom gives direct access via French doors out to the rear garden.
- Stylish contemporary bathroom comprising panelled bath, vanity unit with wash basin and storage under, separate walk in shower enclosure, WC and heated chrome towel rail.
- The rear garden is a wonderful asset, and has been landscaped to make the most of the desirable south facing aspect a real sun trap and perfect for enjoying spot of al fresco dining.
- Benefiting from off road parking for multiple vehicles, the driveway leads up to the integral garage which has been fitted with an electric door, power and light.



GROUND FLOOR  
1044 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (96.9 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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