



£235,000

At a glance...



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**holland
& odam**

26 Somerton Road
Street
Somerset
BA16 0DU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the mini roundabout at the eastern end of the High Street (Wessex Hotel on the corner), take the third exit into Somerton Road passing the Street Inn on the left. Continue a short distance until you come to a concealed turning on your right 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.offcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Street is a thriving Mid-Somerset town famous as the home of Clarks shoes and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 10.5 miles from the A303 (Podimore junction) and 12 miles from M5 junction 23.

Insight

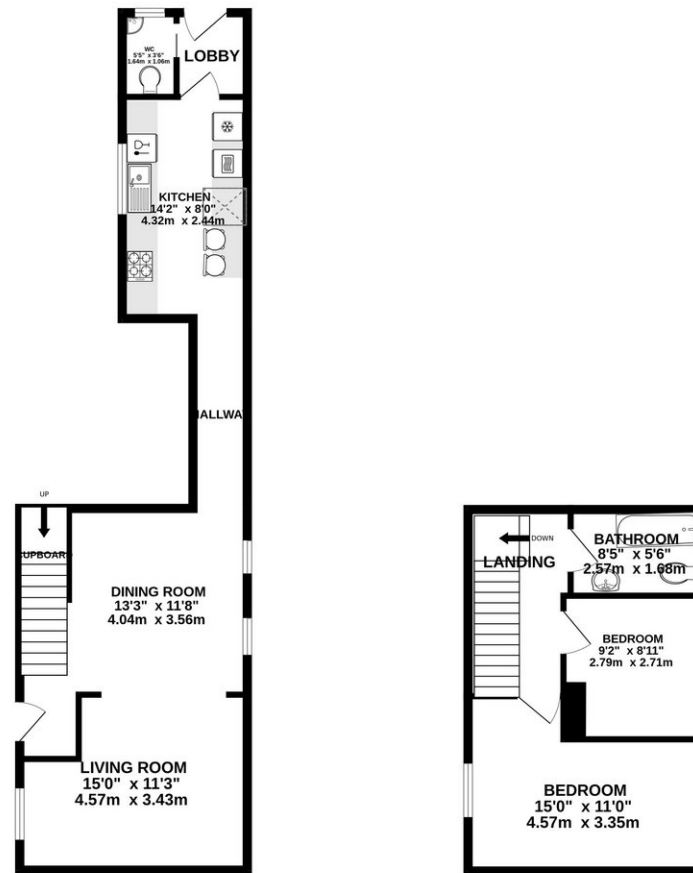
A hidden gem. Unique and immaculately presented cottage located in a small courtyard setting of just four properties; offering spacious ground floor accommodation, with separate living room and dining room, kitchen, WC and rear lobby, whilst upstairs is a tastefully fitted bathroom and two good sized bedrooms. To the rear is a charming and surprisingly generous west facing garden with storage shed. Very conveniently situated within walking distance of local amenities.

- Tucked away off Somerton Road within easy walking distance of the High Street, Clarks Village, local schools and Strode College, not to mention good dog walks.
- The property benefits from sympathetic refurbishment work by the current owners, with double glazing throughout, and is now immaculately presented for a new owner to enjoy.
- Larger than average reception space, with open plan dining room, living room, and separate oak fitted kitchen with breakfast bar, integrated appliances and cupboard housing combi boiler.
- On the first floor is a spacious principal bedroom retaining original stripped floor and refurbished bathroom featuring metro tiling and reclaimed cupboard with counter top sink.
- Rear lobby with space for coats and shoes gives access to the garden and convenient refitted ground floor WC with corner sink.
- The surprisingly generous garden features low level stone retaining wall with a few steps to the patio and lawn beyond which leads to the shade of mature Hazel Nut tree and large shed.
- There are two parking spaces in the courtyard to the front, which are shared by all four properties, so each property has use of them one week in four. There is also on street parking.
- The neighbouring property has a flying freehold over the ground floor passage between dining room and kitchen and a right to cross the back of no 26 for maintenance if needed.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TERRACED COTTAGE

TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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