



£375,000

At a glance...



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**holland
& odam**

5 Pearmain Road
Street
Somerset
BA16 0QH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street and turn left into Stonehill just before the Police Station. At the top of the hill, as the road bears left, turn right and continue turning left into Brooks Road at the mini roundabout. Take the next left turning into Ringolds Way and then a left into Pearmain Road, the property will be found on the left hand side and easily identified by our For Sale Board.

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

Pearmain Road is located on the southern side of Street and is a popular residential area close to Brookside School and near to attractive countryside including National Trust land, Ivythorn Hill. Street is a busy mid Somerset town famous as the home of Clarks Shoes, Millfield School and more recently Clarks Village shopping centre. Street provides primary, and secondary schooling, Strode Sixth Form College, theatre/cinema and two swimming pools, one of which is indoor. Street also offers an attractive shopping centre with High Street, Clarks Village and on the edge of town a Sainsbury. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 28, 27, 20 and 55 miles distant respectively.

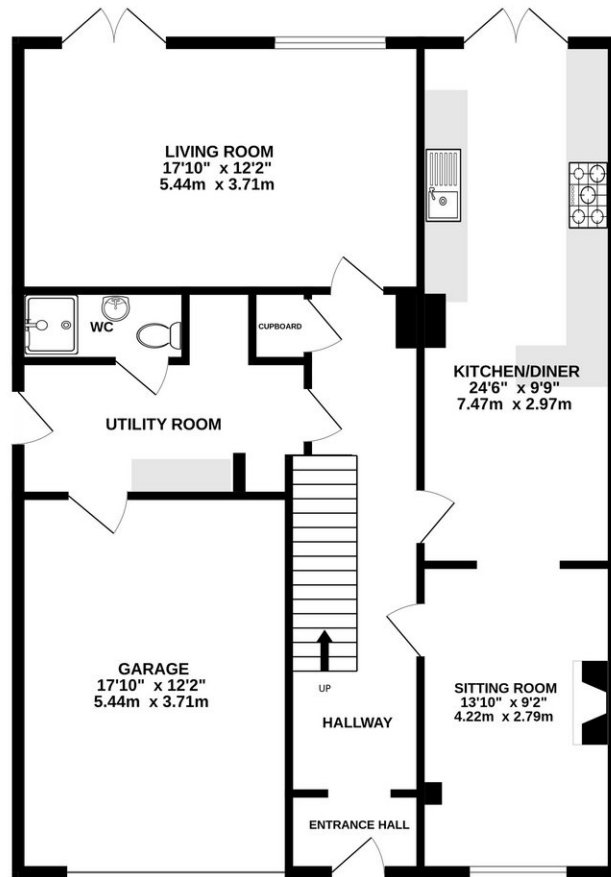
Insight

We are pleased to bring to market this beautifully presented and tastefully decorated five bedroom semi-detached house, located in a popular are of the town in a quiet 'no through road'. Extended by our clients to provide comfortable living accommodation that is bright, airy, and generously proportioned this property would suit a multitude of buyers. Early viewing advised to truly appreciate what's on offer.

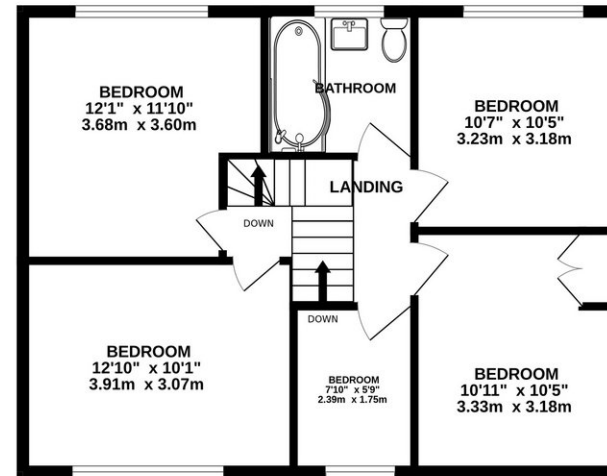
- A practical home offering a large entrance hall, ample storage space and useful utility with downstairs shower room.
- Enjoying a light and airy sitting room, filled with natural light from the large bay window centred around a delightful feature fireplace creating a homely atmosphere.
- Spacious kitchen/diner fitted with a range of wall, base, and drawer units, ample worktop surface, range-style cooker and French doors leading to the garden, blending indoor and outdoor living.
- Superb sized additional living room, ideal for relaxing, with doors opening to the garden for easy outdoor access.
- Affording five bedrooms, four of which are generously sized doubles, along with an additional well-proportioned single bedroom perfect for a large family.
- Neatly presented stylish family bathroom comprising panelled bath with shower over, wash basin with vanity and WC.
- Boasting a beautifully landscaped garden with a large patio extending from the rear elevation, a spacious lawn, and an abundance of well-established shrubs and vibrant flowers.
- To the front of the property off road parking for multiple vehicles leads up to the garage which has been fitted with and up and over door, power and light.



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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