



£335,000

At a glance...



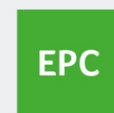
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**holland
& odam**

35 Smallmoor Chase
Walton
Street
Somerset
BA16 9LB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed west along the A39 towards Bridgwater and the M5. As you enter Walton pass a Vauxhall dealership on your right hand side. Continue a short distance passing Asney Road and Broughton Close then turn right into Meadow Lane. Bear around to the left and then turn right where you will find the property ahead of you at the end, 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

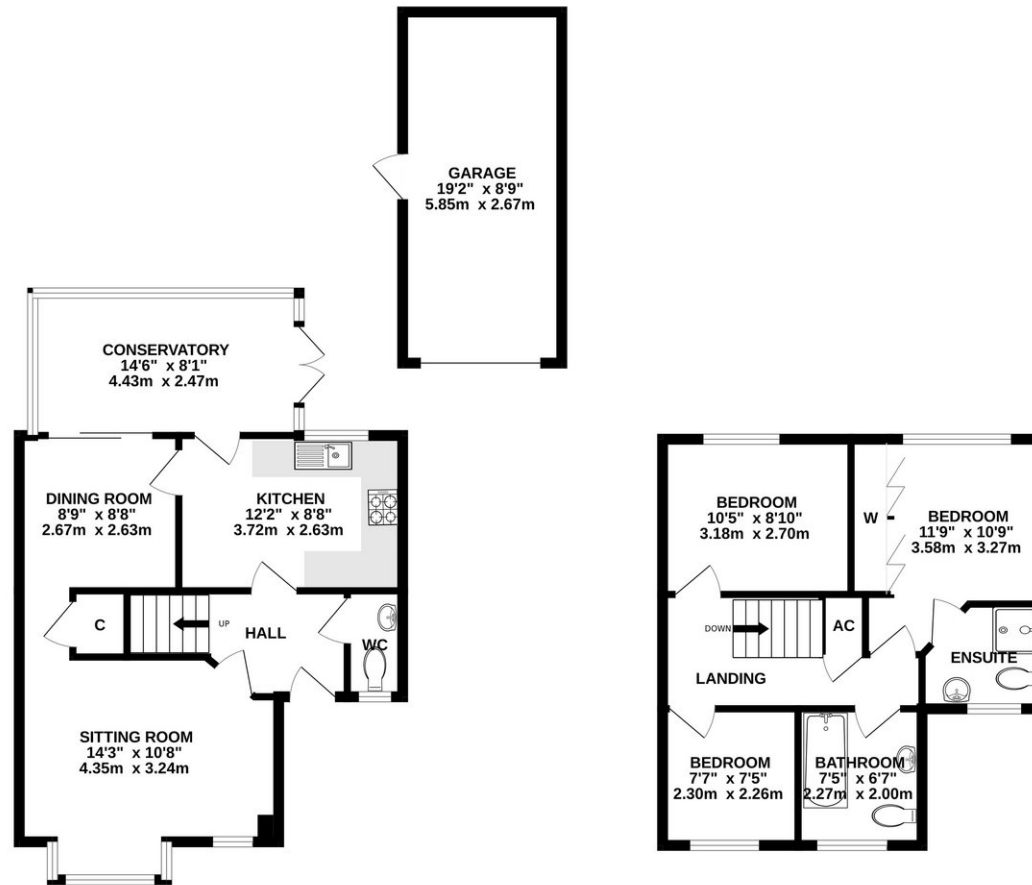
Set in a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is c.1 mile away and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

A charming detached three-bedroom house, nestled in a quiet location with stunning views over picturesque farmland and countryside beyond. This neatly presented home boasts two reception rooms, kitchen, conservatory, off-road parking and a spacious garage. Available with no onward chain and vacant possession.

- Enjoying a good size sitting room which is light and airy and bathed in natural light from the bay window. A gas fireplace is the focal point of the room which also houses a useful under stairs cupboard
- Separate dining room which is the perfect place for family dinners or entertaining with sliding doors through to the conservatory and door opening to the kitchen
- The kitchen has been fitted with a range of wall, base and drawer units, integrated oven and hob, ample work top and space for under counter appliances and tall fridge/freezer
- Affording three bedrooms; two would be considered generously proportioned doubles both with fitted/built in storage and the master bedroom benefiting from an en suite shower room.
- Serviced by the family bathroom which comprises panelled bath with shower over, vanity unit with storage and wash basin, WC and heated chrome towel rail.
- Boasting a low maintenance rear garden which is mainly laid to lawn and edged with mature flowering shrubs and plants and enjoying views out over the countryside beyond.
- The front of the property is laid to gravel for ease of maintenance and benefits from driveway parking which leads up to the garage which has been fitted with an up and over door.





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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