



£200,750

*At a glance...*



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COUNCIL  
TAX

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holland  
& odam

20 Highcroft  
Woolavington  
Somerset  
TA7 8EU

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street follow the A39 towards Bridgwater and M5. At Bawdrip (garage and car sales), turn right and proceed into the village of Woolavington. Take a left hand turn into Old Mill Road and continue along navigating a right hand bend, follow the road passing Drakefield Way on the left hand side. After a short distance take a left into Highcroft and continue along where number 20 will be found on the right hand side.

## Services

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

## Local Authority

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

## Tenure

Freehold





## Location

The property is situated in the village of Woolavington which lies off the A39 10 miles to the east of Street and 3 miles from Junction 23 (Dunball) of the M5 motorway and with only a 45 min commute to Bristol. Amenities within the village include Church, primary school, health centre, pub and village stores. The popular centre of Street offers a good range of facilities including Clarks Village with its complex of factory shopping outlets, both indoor and open air swimming pools, Strode College and Strode Theatre.

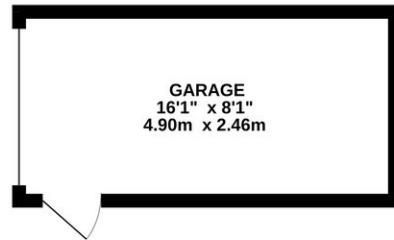
## Insight

An ideal opportunity for first time buyers or buy to let investors alike to a purchase a two bedroom semi-detached house perfect for those seeking to put their own stamp on a home, enjoying a sunny enclosed garden, off road parking and with the added benefit of a garage.

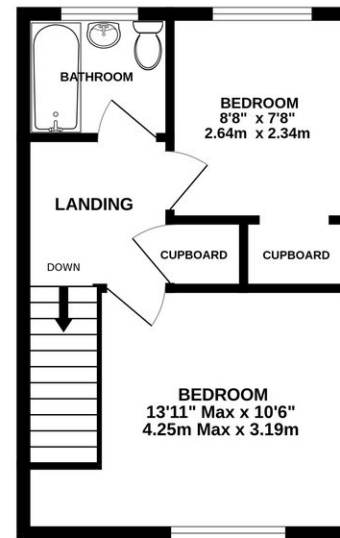
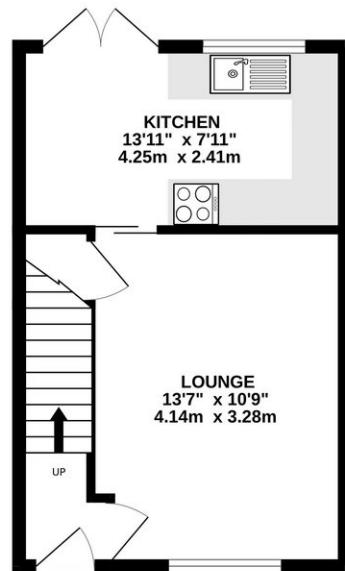
- The living room is well proportioned with large window to the front and useful under stairs cupboard to one side.
- Spacious kitchen/diner fitted with a comprehensive range of wall, base and drawer units, space for cooker and under counter appliances. Here French doors give access out to the rear garden.
- Affording two double bedrooms; one with the added benefit of built in cupboard space and the other has more than enough space for king size bed and free standing furniture.
- Serviced by the family bathroom which comprises panelled bath with shower over, wash basin and WC.
- Boasting a fully enclosed, private rear garden which is laid to lawn for ease of maintenance edges with a mature shrub border.
- Driveway parking can be found at the rear of the property and leads up to the garage which is fitted with up and over door.



GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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