



£395,000

*At a glance...*



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TAX

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**holland  
& odam**

4 Gooselade  
Street  
Somerset  
BA16 0TD

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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





## Directions

From the High Street turn right into Leigh Road passing the Library on the left. On reaching the 'T' junction, turn right into Middle Leigh and then first left into Ivythorn Road. Continue into Overleigh and as the road bears sharp left, turn right into Middle Brooks. Continue along for a short distance and take a left turn into Gooselade, follow the road around to the left and upon reaching the cul-de-sac, the property can be found in the top left corner and will be 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](http://somerset.gov.uk)

## Tenure

Freehold





## Location

The property is situated on the southern outskirts of Street approximately 1.75 miles from the High Street. Street is a busy mid Somerset town famous as the home of prestigious Millfield School, Clarks Shoes and now a popular shopping destination with Clarks Village retail centre. Street provides a theatre/cinema, Strode College, indoor and open air swimming pools, bowls club, health centre, library and a choice of pubs and eating places. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles. (all mileages are approximate)

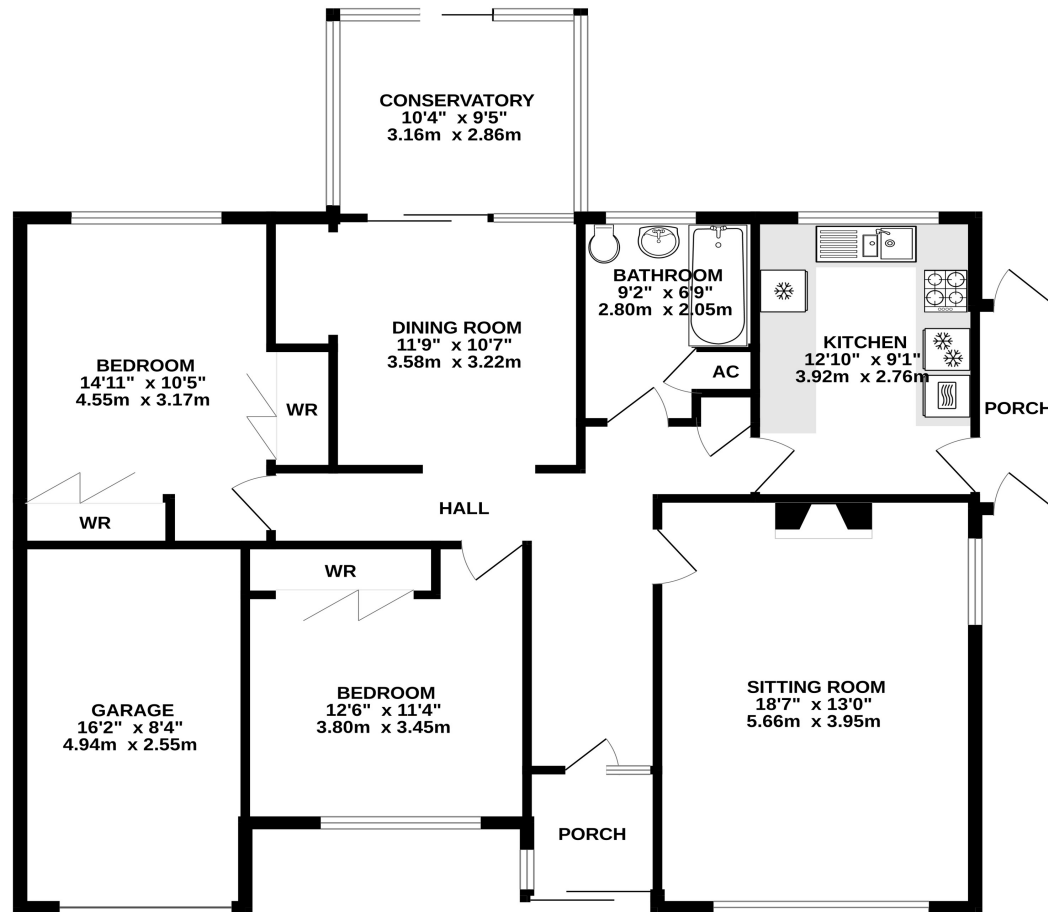
## Insight

We are pleased to bring to market an attractive and rarely available two bedroom bungalow located in a highly sought-after area of town. Offering easy access to local amenities while maintaining a tranquil residential setting at the end of a 'no through road'. This well-proportioned bungalow is a must-see, with early viewing highly recommended.

- Enjoying a light, airy and spacious living room with dual windows that flood the space with an abundance of natural light, creating a welcoming and inviting atmosphere.
- Well equipped kitchen, fitted with a comprehensive range of wall, base and drawer units, together with integrated oven and hob, fridge, freezer, sink unit, all with ample worktop surface and space for appliances.
- The good size dining room, ideal for formal meals, features sliding doors leading to a bright conservatory with beautiful garden views, offering a perfect space for both socialising and relaxation.
- Affording two generously proportioned double bedrooms both with the added benefit of built in wardrobe space and still with ample room for free standing furniture.
- Serviced by the neatly presented family bathroom comprising panelled bath with shower over, wash basin, WC and useful airing cupboard.
- Beautifully landscaped rear garden mainly laid to lawn edged with flowering borders and mature shrubs with a paved patio, the perfect place for entertaining and enjoying alfresco dining.
- Off-road, driveway parking is provided, along with an integral garage for added convenience which has been fitted with an up and over door, power and light.



GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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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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