



£475,000

At a glance...



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**holland
& odam**

Lansdowne
Middle Brooks
Street
Somerset
BA16 0TU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

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. Follow the road passing Goss Drive on the right and the property can 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

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)

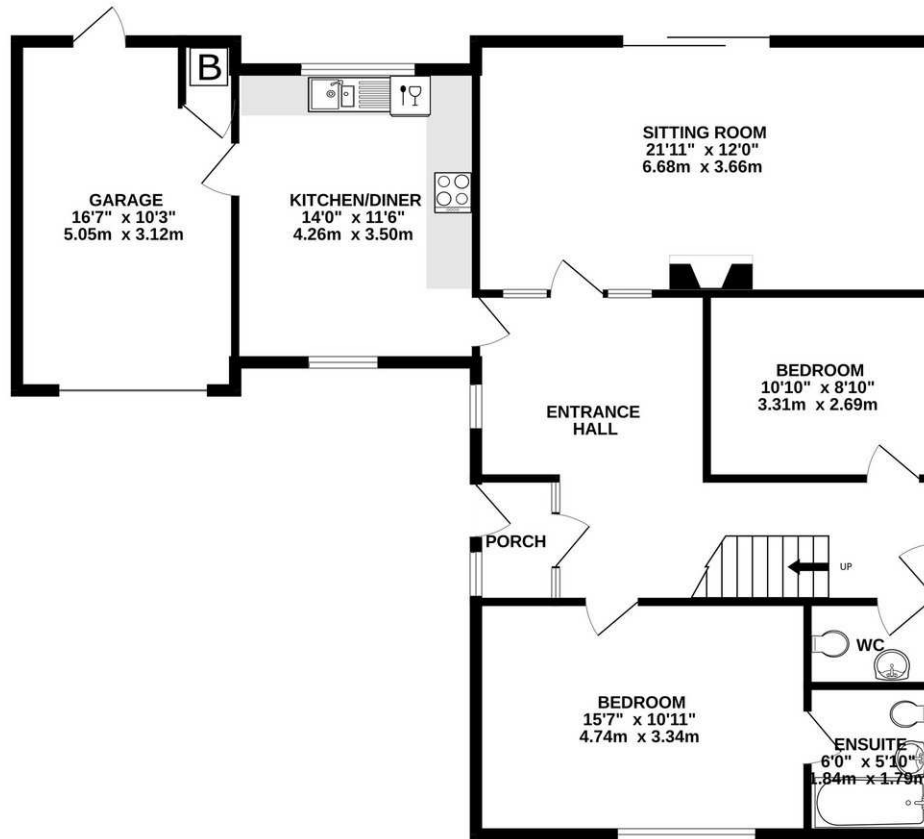
Insight

An excellent opportunity to purchase this four-bedroom detached home located in a popular area on the outskirts of Street. Spacious and well-proportioned throughout, it is ideal for a variety of buyers. The property boasts off-road parking for multiple vehicles and a generously sized rear garden.

- A functional home with a porch ideal for coats and shoe storage, a generously sized entrance hall, and a bright, airy landing.
- Generously sized living room, filled with natural light, featuring a focal point fireplace and sliding doors providing direct access to the rear garden.
- The kitchen/diner includes a variety of wall, base, and drawer units, a built-in oven and hob, an integrated dishwasher and space for dining furniture. Here and an internal door leads into the garage.
- Affording four bedrooms; three of which would be considered well proportioned doubles and one with the added benefit of its own en suite bathroom.
- The spacious family bathroom comprises panelled bath, with a separate shower enclosure, wash basin and WC.
- Superb sized, enclosed rear garden with mature lawn, established apple trees, a garden shed, and a poly tunnel—ideal for gardening enthusiasts
- The front of the property features a driveway for multiple vehicles leading to a garage with an up-and-over door, power, and lighting, plus a lawn area bordered by mature shrubs.



GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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