



£349,500

At a glance...



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**holland
& odam**

24 Hempitts Road
Walton
Street
BA16 9QS

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed towards Bridgwater on the A39. Upon entering the village of Walton, just before Pursey's Garage, turn right into Mildred Road and take the first left into Hempitts Road. Follow the road for a short distance where the property will be identified by our 'For Sale' board on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

Hempitts Road forms part of a well-established and popular residential area situated within a mile from the outskirts of Street on the eastern side of the village of Walton which has local amenities including, Parish Church, two local Inns and excellent Primary School. Street, with its comprehensive range of shopping, sporting and recreational facilities, is within 1 mile whilst the historic town of Glastonbury is approximately 4 miles. The nearest M5 motorway interchange at Dunball, Bridgwater is within 12 miles with Bristol, Bath, Taunton and Exeter each being within an hour's drive.

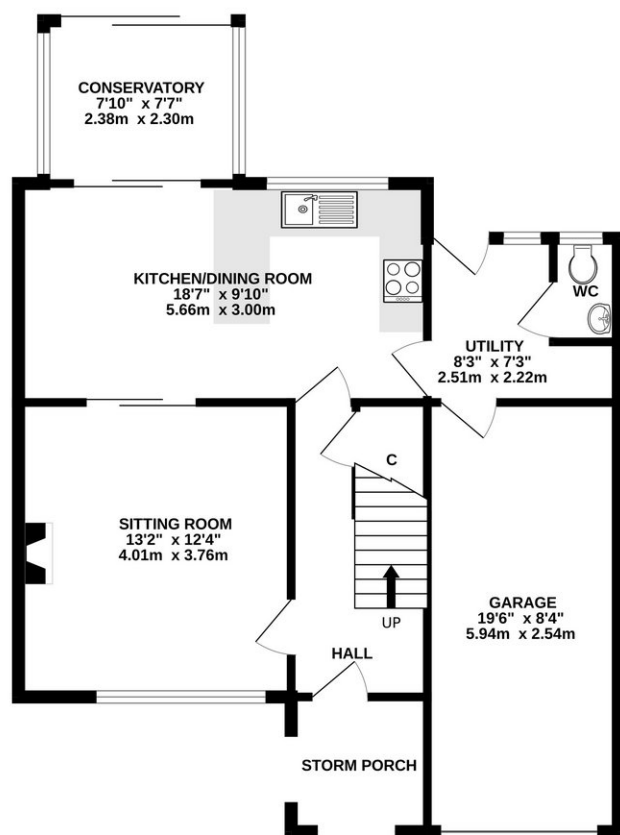
Insight

A well-maintained and neatly presented three-bedroom link-detached house on a quiet no-through road, offering a good size rear garden with stunning countryside views. Available with no onward chain and vacant possession.

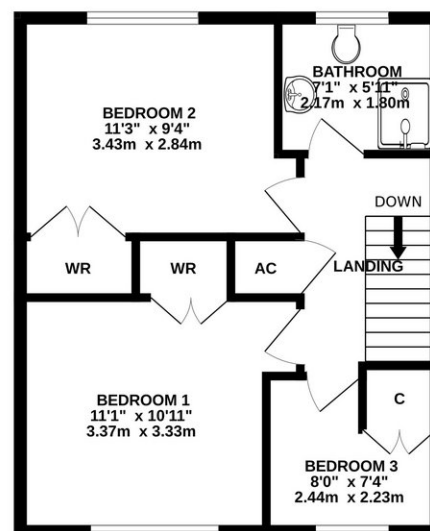
- An ideal opportunity for first-time buyers, families, or retirees to personalise and make their mark on this property.
- A practical home offering a good size entrance hall and landing, under stair storage, airing cupboard and useful utility room with ground floor WC.
- Featuring a spacious sitting room with a gas fireplace, this light and airy space connects to the dining area via sliding doors, offering a fantastic social setting.
- The kitchen/diner is generously sized, featuring a range of wall, base, and drawer units with space for appliances. The dining area comfortably accommodates a family-sized table and chairs.
- A bright and airy conservatory provides additional reception space, offering delightful views of the garden and countryside beyond.
- Affording three bedrooms; two would be considered good size doubles and all have the added benefit of built in wardrobe/cupboard space.
- Modern family shower room with large shower enclosure, wash basin, WC and heated chrome towel rail.
- A fully enclosed, low-maintenance rear garden features a lawn bordered by mature shrubs, with steps leading to a gravel area ideal for relaxing and enjoying the views.
- At the front, a low-maintenance gravel area adds kerb appeal, alongside a driveway leading to the garage, complete with an up-and-over door, power, and lighting.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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

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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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