



£335,000

At a glance...



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**holland
& odam**

6 Clemence Road
Street
Somerset
BA16 0SR

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre, take a turning into Leigh Road. Pass the library on your left and continue to the very end of the road, taking a left turn at the junction into Portway. Immediately take the right turn into Burleigh Lane and then second left into Clemence Road where number 6 will be found a short distance on your left hand side .

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 within one of the towns most desirable areas and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops, banks and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.

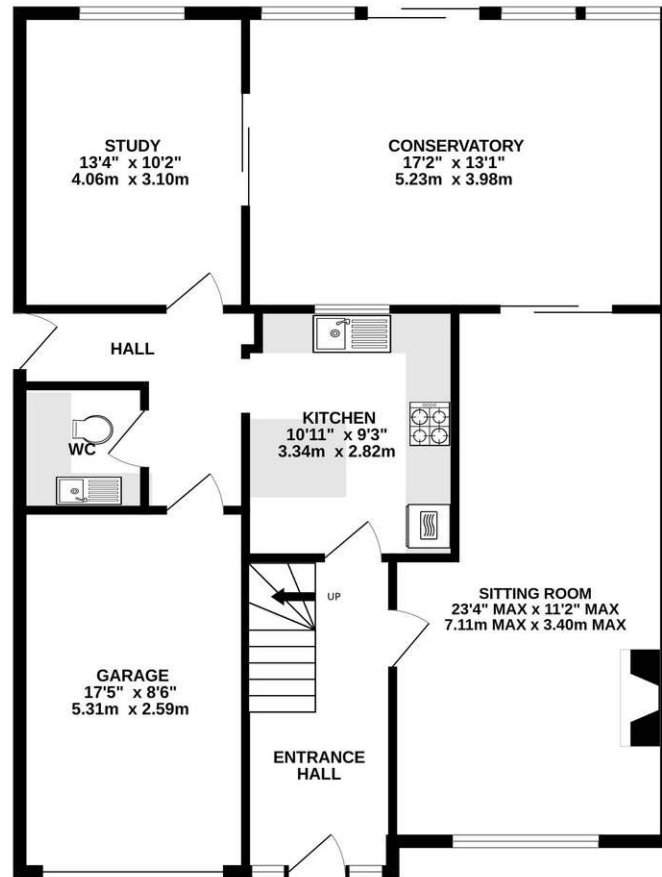
Insight

We are pleased to bring to market this extended three-bedroom semi-detached home, cherished by the same owners for over 30 years. The spacious interior provides flexible living accommodation, while the well-maintained, enclosed rear garden offers a private outdoor retreat. Off-road parking, along with a garage, adds to the practicality of this charming home. Conveniently located for local amenities, schools, and transport links, this wonderful property is ready for its next chapter.

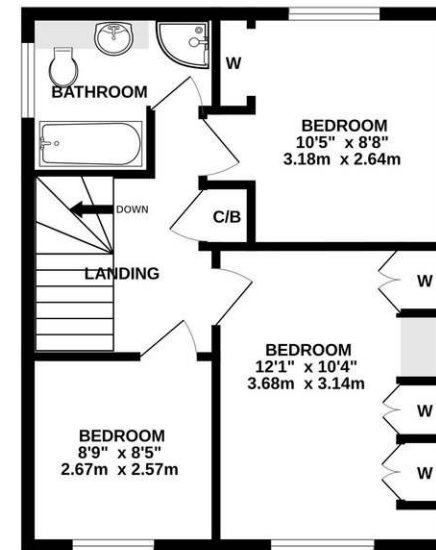
- Enjoying a spacious sitting room with a large front window and a feature gas fireplace with a marble surround, adding a touch of elegance and warmth to the room.
- The shaker-style kitchen features wall, base, and drawer units, an island with additional storage, integrated appliances, and a built-in oven and hob.
- Generously sized conservatory offers a multitude of uses, filled with natural light and providing direct access to the rear garden, creating a versatile space for relaxation or entertaining
- Additional reception room which could be used as a ground floor bedroom or work from home office.
- Affording three bedrooms; two of which would be considered good size doubles and both have the benefit of built in/fitted wardrobe space.
- Serviced by the family bathroom comprising a bath, separate shower enclosure, vanity unit with storage, wash basin and WC as well as a heated chrome towel rail.
- Extending from the rear elevation, a large deck with a covered veranda offers the perfect outdoor space for relaxing or entertaining, providing shelter and comfort in all weather conditions.
- Private, enclosed rear garden with a well-maintained lawn, mature shrub borders, a central raised planter, and a side gate providing access to the front of the property.
- Enhancing kerb appeal, the front of the property features a lawn with an established tree, ample driveway parking, and a garage with an up-and-over door, power, and light.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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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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