



£385,000

At a glance...



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**holland
& odam**

73 Somerton Road
Street
Somerset
BA16 0DN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the mini roundabout at the eastern end of the High Street (Wessex Hotel on the corner), take the third exit into Somerton Road, passing the Street Inn on the left. Follow the road passing the turning for Downside on your left hand side and the property will be found a short distance after also on the left and side opposite Elmhurst Primary School 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

Street is a thriving Mid-Somerset town famous as the home of Clarks shoes and Millfield school. Street provides primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, a health centre, library and a choice of pubs and restaurants. The historic centre of Glastonbury is 2.5 miles and the city of Wells 9 miles. Street is also well placed for regional commuting being 10.5 miles from the A303 (Poddimore junction) and 12 miles from M5 junction 23.

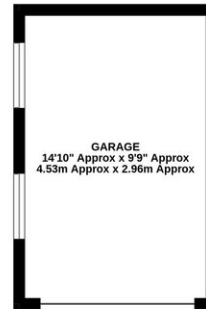
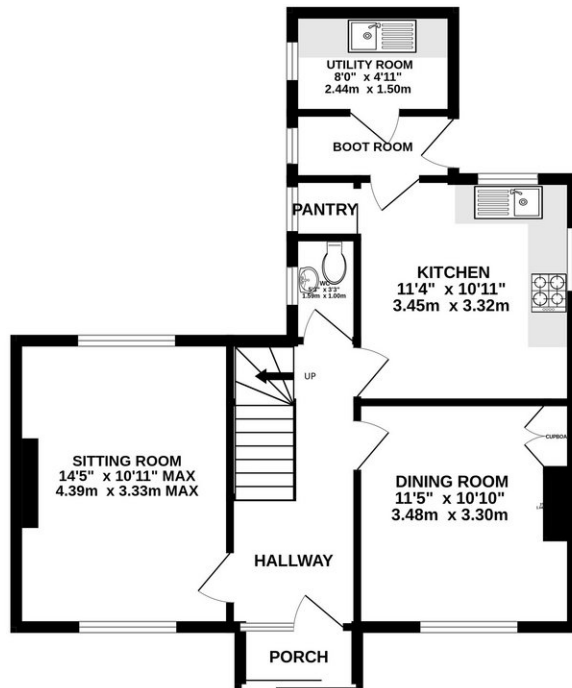
Insight

This impressive three-bedroom detached home offers a wonderful sense of space and elegance. With its striking façade and well-designed interiors, blending traditional charm with modern living, creating a home that feels both grand and inviting. Early viewing is highly advised

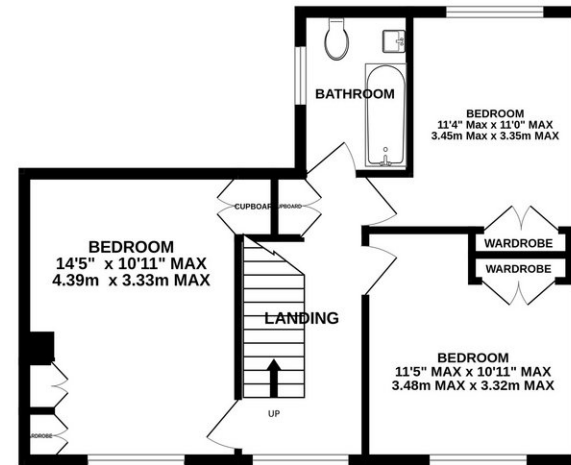
- Offering potential for expansion, this home provides scope for extension, subject to planning permission and necessary consents, allowing you to create a space tailored to your needs and lifestyle
- Dual-aspect windows flood the Sitting room with natural light, creating a bright and airy atmosphere. A fireplace recess (currently blocked) offers the potential to add a cosy focal point to the space
- A good-sized dining room, again with a blocked-up fireplace that could easily be reinstated, offering a fantastic space for family gatherings or formal dinners
- A well-presented kitchen with shaker-style wall, base, and drawer units, built-in oven and hob, space for a fridge/freezer, and a handy pantry cupboard for extra storage
- Affording three well proportioned bedrooms all with the added benefit of built in wardrobe space. The master bedroom offers dual aspects to the front and rear of the property
- Neatly presented family bathroom comprising a panelled bath with shower over, vanity unit with wash basin and storage and WC
- Boasting a good size rear garden, enclosed by mature hedgerows, featuring a lawn, gravel area, and a handy garden shed, perfect for outdoor relaxation and storage
- Set back from the main road, this home boasts kerb appeal with an established hedgerow, lawn, iron gates, and a spacious driveway leading to a garage with an up-and-over door, power, and lighting



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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