



£259,950

At a glance...



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**holland
& odam**

9 South Close
Walton
Street
Somerset
BA16 9RU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater. Upon entering the village of Walton continue until you reach the church on the left. Turn left into South Street and take the second right into South Close. At the end of the cul-de-sac a pedestrian walkway to the right leads through to a terrace of houses, where number 9 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

Tenure

Freehold



Location

The property is situated within the well regarded village of Walton which has local amenities including a Church, excellent Primary School, village hall and an excellent eating pub. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

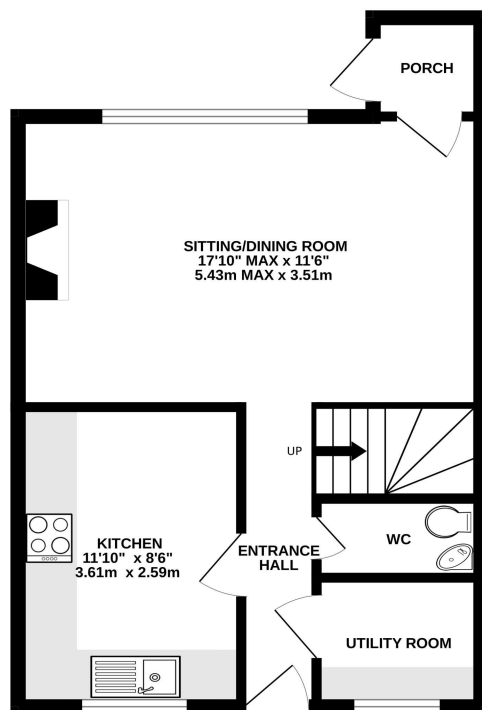
Insight

Tucked away in a peaceful setting, this spacious three-bedroom mid-terrace home has been thoughtfully modernised by our current vendors, boasting stylish and well-proportioned living spaces. Offering generous accommodation throughout, it presents an excellent opportunity for buyers seeking a beautifully updated, move-in-ready home. Viewing is highly advised.

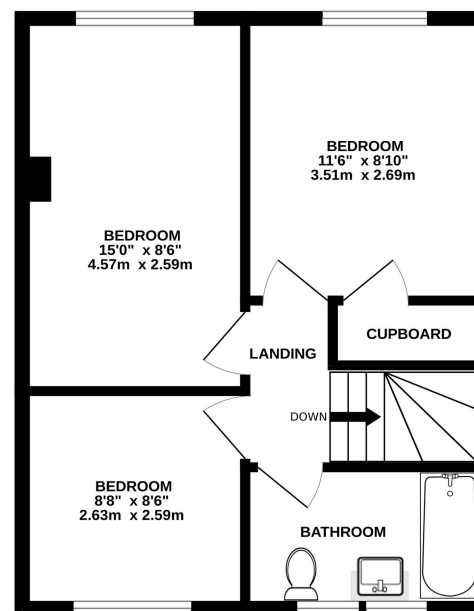
- Set in a charming village location, this home enjoys picturesque views over the green, beautifully enhanced by a stunning cherry blossom.
- A practical home featuring a handy downstairs cloakroom and a utility room with a worktop and plumbing for laundry facilities, offering both convenience and functionality
- Enjoying a spacious, light-filled sitting/dining room with a central chimney breast and fireplace recess (potential for reinstatement). With a large window enhancing the bright and airy feel.
- Well-appointed kitchen featuring a stylish range of wall, base, and drawer units, integrated oven, hob, and dishwasher. The space also enjoys lovely views out over the front, adding to its appeal.
- Affording three light and airy bedrooms, including two well-proportioned doubles; one with a useful storage cupboard and a further generously sized single.
- Stylish and contemporary bathroom featuring a bath with overhead rainfall shower, a sleek vanity unit with wash basin and storage, WC and heated towel rail.
- To the front a welcoming garden gate opens to a central pathway, with neat lawns on either side and colourful flower-filled borders, creating a lovely first impression.
- The south-west facing rear garden features a spacious patio extending from the rear elevation, a well-kept lawn, raised planters, vibrant borders, and a handy garden shed.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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