



£299,950

*At a glance...*



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**holland  
& odam**

10 Queens Road  
Street  
Somerset  
BA16 0NG

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the town centre proceed in a westerly direction along the High Street and shortly after passing Abbey Garage (Ford Dealership) on the left, turn left into Stonehill. Take the first right turning into Queens Road and follow the road for a short distance where the property will be found on the right hand side and 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](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is situated in a residential area towards the town's western outskirts yet within walking distance of the town centre with its excellent range of restaurants and shopping facilities including Clarks Village. Street also offers good recreational and sporting facilities including both indoor and open air swimming pools and Strode Theatre. The historic town of Glastonbury is 3 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## Insight

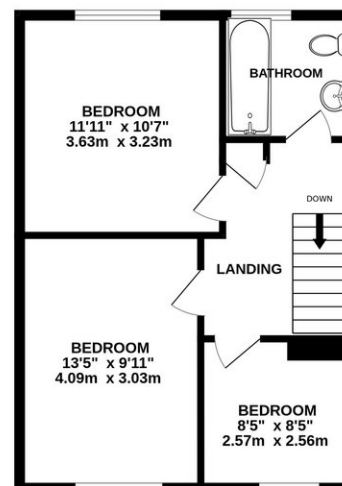
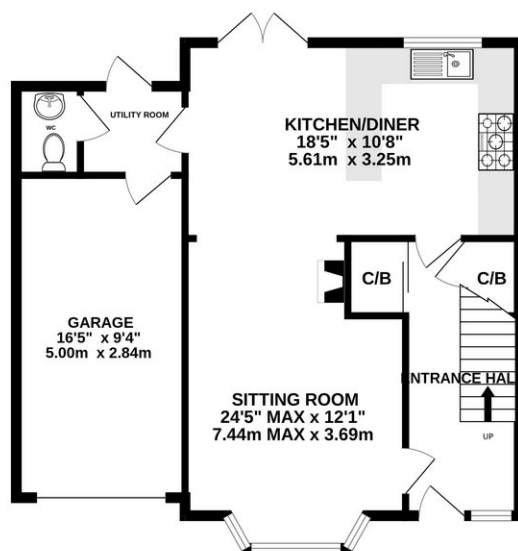
This generously proportioned and well-presented three-bedroom semi-detached family home is sure to be popular. Conveniently located within walking distance of the town centre and local amenities, the property also offers excellent potential for extension, subject to the necessary planning permissions and consents. Additional benefits include off-road parking and an enclosed rear garden, making this an ideal home for families or those looking to expand in the future.

- The open-plan sitting/dining/kitchen area offers a superbly designed social space, perfect for entertaining and family gatherings.
- Enjoying a spacious sitting room that features a charming bay window filling the space with natural light, complemented by a delightful wood-burning stove for a warm and inviting feel.
- Stylish well-equipped kitchen, fitted with wall, base and drawer units, ample worktop surface and integrated appliances including dishwasher and fridge/freezer and with space for range style cooker.
- The dining area accommodates a large family size table and chairs, while French doors open to the garden, creating a seamless indoor-outdoor flow.
- Useful utility room that includes plumbing for a washing machine and tumble dryer, plus handy storage for coats and shoes, along with a convenient downstairs WC.
- Affording three bedrooms, including two generously sized doubles and a further single, this home provides versatile living space ideal for families, professionals or guests.
- Neatly presented family bathroom comprising panelled bath with shower over, vanity unit with wash basin, WC and heated towel rail.
- Boasting fully enclosed rear garden, mainly laid to lawn, with a spacious patio extending from the rear. Includes a large garden shed, ideal for storage or use as a workshop.
- The front features a lawn bordered by mature hedgerow and flower beds, with a driveway leading up to the garage, complete with an up-and-over door, power and lighting.



GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (116.9 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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