



£269,950

At a glance...



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**holland
& odam**

25 West End
Street
Somerset
BA16 0LQ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street. Proceed along the High Street with the Bear Inn on your left. Continue through the shopping centre, pass a garage, a Police Station and Morrisons convenience store on your left. The property will be found a short distance later on the left hand side 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

West End continues from the High Street and comprises mainly Victorian and period houses and cottages together with the popular Icon Development. Street is a thriving mid Somerset town famous as the home of Millfield School and Clarks Shoes and also popular with shoppers visiting the Clarks Village complex. The town provides primary schooling, Crispin Secondary School, Strode Sixth Form College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and restaurants. The neighbouring town of Glastonbury is an historic centre and provides a further range of shopping facilities. Surrounding centres include Wells 9 miles, Bath 33 miles, Bristol 33 miles, Yeovil 15 miles and Taunton 26 miles distance.

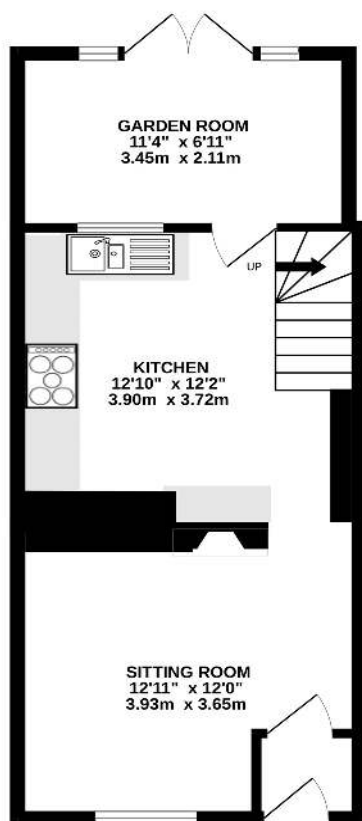
Insight

Full of character and charm, this delightful two-bedroom Victorian cottage offers far more than first meets the eye. Beautiful period features, including cast iron fireplaces and exposed beams, blend seamlessly with a surprisingly spacious interior including a stunning converted attic space that offers versatile accommodation. Step outside to discover a generous garden perfect for relaxing, entertaining, or even future potential. The added bonus of off-road parking makes this an even more appealing opportunity. This is one not to be overlooked and available with no onward chain.

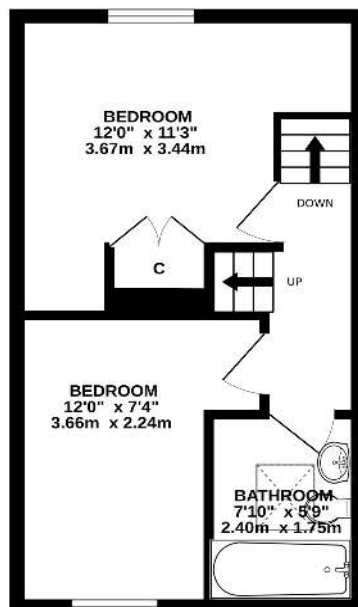
- Ideally located just steps from the High Street and a short walk to Clarks Village, offering easy access to shops, cafes, amenities, outlet stores, and a variety of dining options
- Enjoying a spacious, characterful sitting room with rich solid oak wood flooring and skirting, a deep sill sash window to the front, and a striking, cast iron fireplace as the central feature
- Generously sized kitchen fitted with a range of solid oak wood units, accommodating a range-style cooker, ceramic sink unit, cast iron fireplace and ample space for dining table and chairs
- Versatile garden room currently used as a utility space, with direct access to the garden via French doors. A bright and flexible area suited to a variety of potential uses
- Stylish bathroom flooded with natural light from a large skylight, featuring a panelled bath with overhead shower, modern tiling, and a built-in vanity unit with basin and storage and WC
- Offering two first-floor bedrooms, including a generously sized double with built-in wardrobes and shelving, along with a spacious single bedroom
- Alongside the two first-floor bedrooms, the second floor offers a stunning attic room with exposed beams, bespoke wardrobes, eaves storage, and natural light from a Velux window—a characterful retreat
- Superb sized garden with gravel area off the rear elevation, with steps up to a large raised deck ideal for alfresco dining, large lawn and a spacious summer house perfect for storage or a workshop



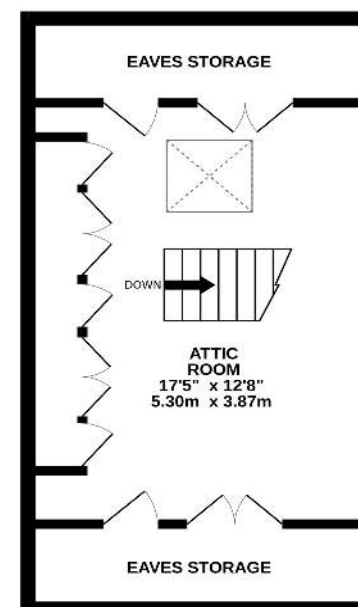
GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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