



£315,000

At a glance...



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**holland
& odam**

30 Brookleigh
Street
Somerset
BA16 0NU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street, proceed in a westerly direction into West End, passing the Co-Op supermarket on the right. Take the next left turning into Brookleigh and follow the road to the end, continuing straight across at the bend and the property will be found on your right 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 towards the western outskirts of the town, being within half a mile of the town centre with its comprehensive range of shopping facilities. Street also offers good sporting and recreational facilities including both indoor and open-air swimming pools and Strode Theatre. The historic town of Glastonbury is two miles, the Cathedral City of Wells nine miles and the M5 Junction 23 is twelve miles. Bristol, Bath, Taunton and Exeter are each within commuting distance.

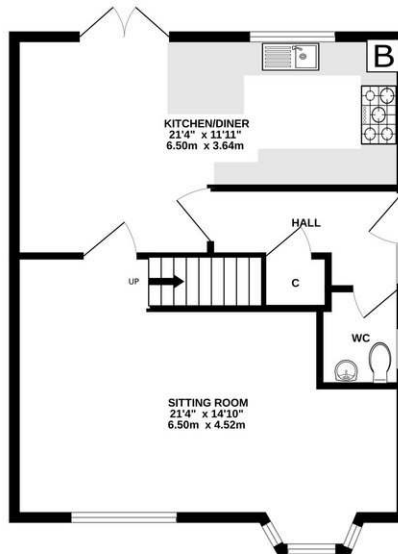
Insight

Not all is as it seems at first glance—this beautifully presented two-bedroom semi-detached house offers far more than meets the eye. Deceptively spacious and tastefully decorated throughout, it features a well-designed layout ideal for modern living and would suit a range of buyers.

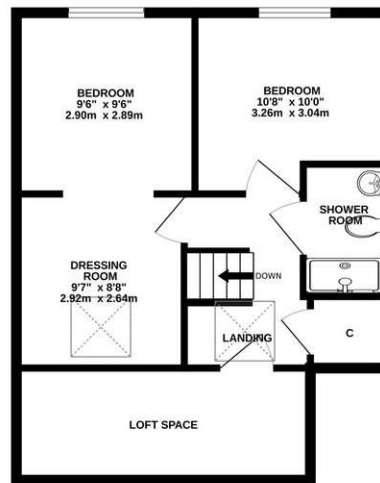
- Situated within walking distance of the High Street, Clarks Village and local amenities.
- Bright and well-proportioned sitting room filled with natural light from two large windows, with potential to reinstate a feature fireplace for added character.
- Well-appointed kitchen/breakfast room fitted with a range of shaker style wall, base & drawer units, oven and hob, integrated fridge/freezer & washing machine.
- The Dining area fits a large size table and chairs, with French doors opening onto the deck and offering views over the garden.
- Affording two first-floor bedrooms; one a good-sized double, the principal spans the property's width and includes a well-proportioned dressing area.
- Neatly presented family shower room comprising vanity with storage and wash basin, shower enclosure and WC. Also benefiting from a convenient downstairs WC.
- Superb-size south-west-facing rear garden encompassing a large lawn, raised deck off the rear elevation, workshop, garden shed, and additional deck area for alfresco dining.
- Spacious front driveway offers off-road parking for multiple vehicles, ensuring easy access and convenient parking.



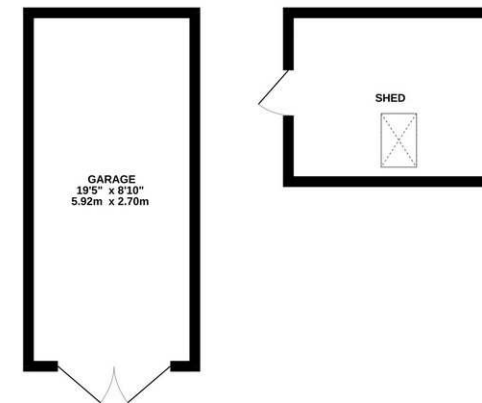
GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



OUTBUILDINGS
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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