



£250,000

At a glance...



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**holland
& odam**

3 South Close
Walton
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. Where number 3 will be found towards the end of the cul-de-sac and easily identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system (not tested).

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.

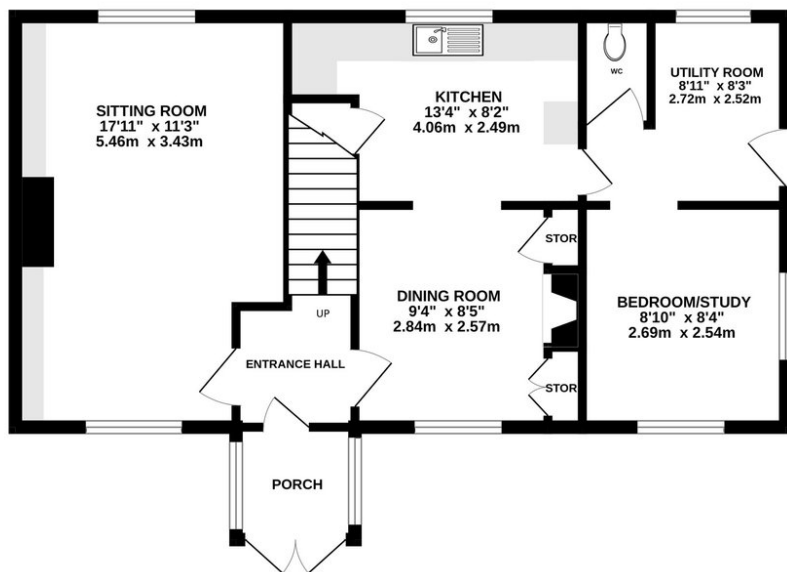
Insight

Offered for sale with no onward chain, this extended semi-detached home presents an excellent opportunity for buyers looking to modernise and add their own stamp to a property. Well-proportioned throughout, featuring four bedrooms, two reception rooms, and a generous rear garden, offering plenty of space for family living. With scope for further improvement, it's ideal for those seeking a project in a desirable location.

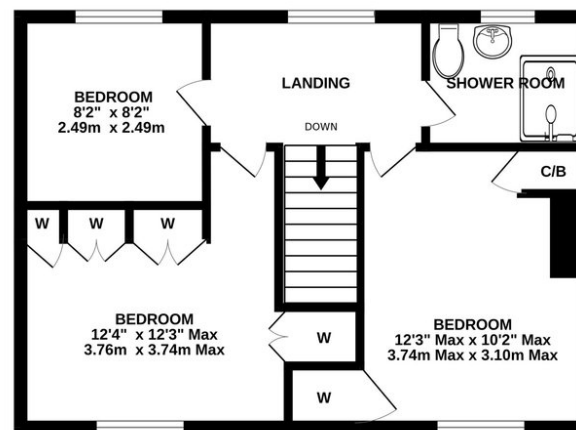
- Well proportioned semi-detached house although in need of modernisation throughout.
- Enjoying a spacious sitting room with feature fireplace and double aspect to the front and rear of the property.
- Good size dining room which opens into the kitchen fitted with a range of wall, base and drawer units and space for free standing cooker.
- Spacious utility room with sink, ground floor WC, access to the downstairs bedroom/study and a door leading directly out to the rear garden.
- Offers four spacious double bedrooms, all with room for free standing furniture, including one conveniently located on the ground floor.
- The property is serviced by the family shower room which comprises walk in shower, wash basin and WC.
- Boasting features such as double glazed windows and gas fired central heating (not tested).
- Enclosed generous sized rear garden which is mainly laid to lawn with an area of gravel leading from the rear elevation.
- On-street parking available with potential to create driveway parking, subject to planning permission and necessary consents.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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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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