



£319,950

At a glance...



4



2



2

EPC

B

COUNCIL
TAX

D

**holland
& odam**

17 Moccasin Way
Street
Somerset
BA16 0GS

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing a Morrison's Daily convenience store on the left, turn right into the Icon development and right again into Lime Tree Square, turn left into Couture Grove. Continue along for a short distance and take the third left into Moccasin Way, the property will be easily identified on the left by our For Sale Board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.
12 Solar panels owned by the property with battery.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £296.28 per annum.



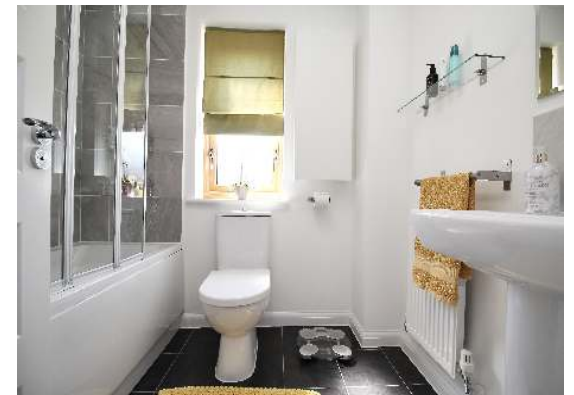
Location

Moccasin Way forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.

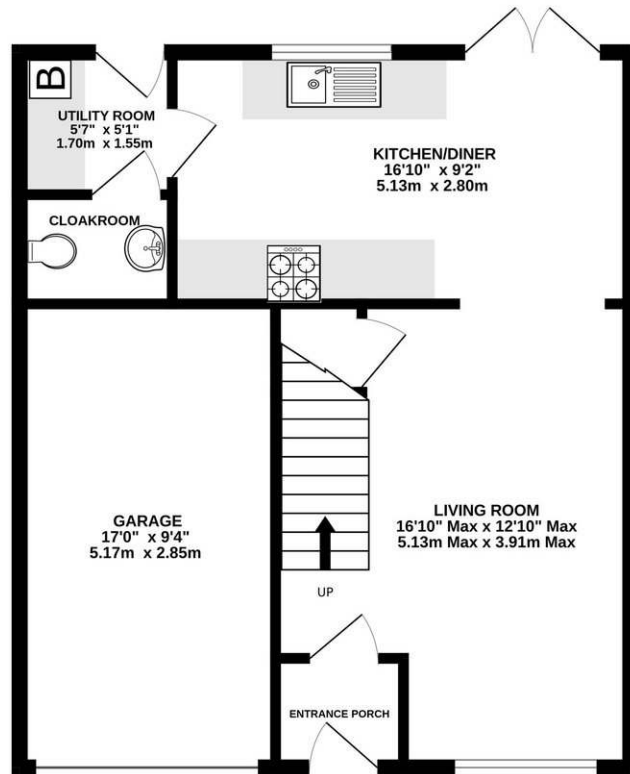
Insight

Immaculately presented and exceptionally well maintained, this four-bedroom townhouse offers spacious, well-proportioned accommodation throughout. Set within a popular and well-regarded development, the property boasts a beautifully landscaped rear garden, perfect for outdoor entertaining or family enjoyment. Ready for buyers looking to simply drop their bags, this home is ideal for a wide range of purchasers, from growing families to professionals seeking stylish, low-maintenance living.

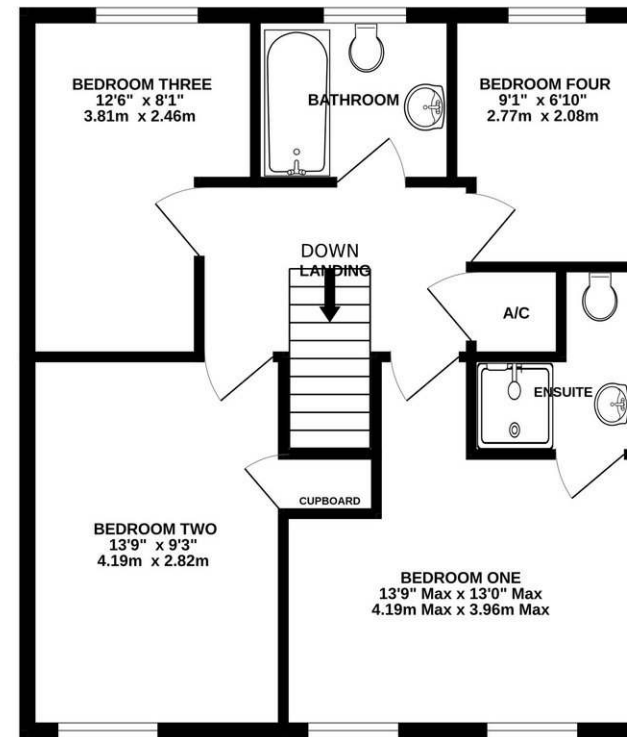
- Practical features include a welcoming entrance vestibule, double glazing, solar panels and battery, a useful utility room and a convenient downstairs cloakroom.
- Spacious sitting room with large front window and a stunning electric feature fireplace, perfect for relaxing, socialising, or spending quality time with family and friends.
- Well appointed kitchen/diner fitted with a range of wall, base and drawer units, built in oven and hob with space for under counter and free standing appliances.
- The dining area fits a family-sized table and chairs with French doors that open to the garden, creating a bright and seamless indoor-outdoor space.
- Generously proportioned principle bedroom featuring striking floor-to-ceiling windows with ample space for free standing furniture and benefiting from a private en suite with shower, wash basin and WC.
- Affording three further bedrooms: one double with built-in storage and two well-sized singles with views overlooking the rear garden.
- Stylish family bathroom comprising panelled bath with shower over, wash basin and WC, finished in a neat, modern style.
- Desirable south-facing, attractively landscaped garden with spacious patio, artificial lawn, gravel seating area, cherry trees, herbaceous border and gated side access.
- Boasting an integral garage with up-and-over door, power and lighting, plus one allocated parking space conveniently located nearby.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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.
Made with Metropix ©2025

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.