



£310,000

At a glance...



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COUNCIL
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**holland
& odam**

31 Overleigh
Street
Somerset
BA16 0TR

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street turn into Leigh Road and proceed for approximately a quarter of a mile. At the 'T' junction turn right into Middle Leigh and after approximately 200 yards turn left into Ivythorn Road. At the top of Ivythorn Road continue into Overleigh where you take the first turn on your left. Turn left again down a private lane and Number 31 is found towards the end 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 within one of the towns most desirable pockets and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.

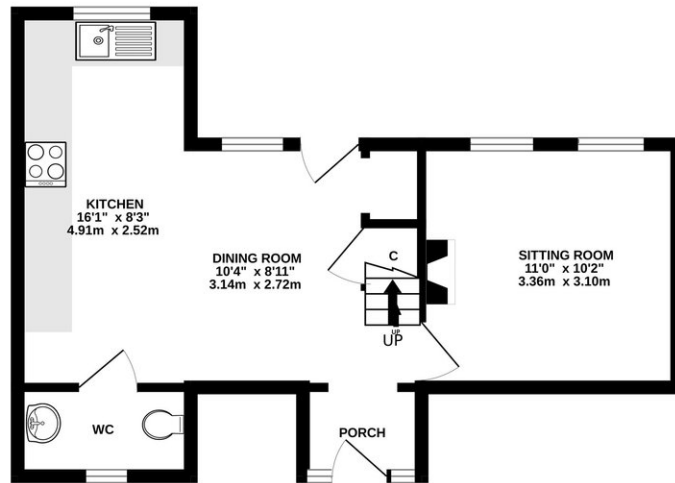
Insight

A stunning and beautifully presented two-bedroom cottage, nestled in a peaceful and secluded setting. Impeccably styled and rich in character, boasting exposed timber beams and stonework, latch and brace doors and a traditional flagstone floor. A truly delightful hidden gem and advantageously available with no onward chain.

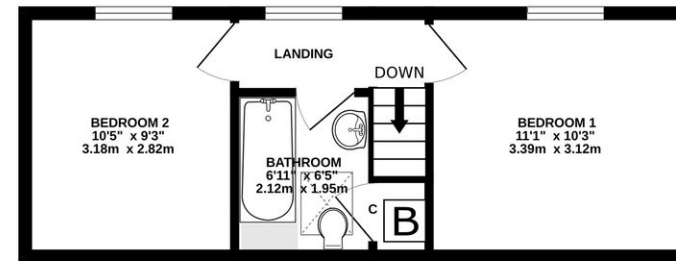
- Boasting features such as underfloor heating throughout, double glazing, ample built-in storage and a convenient ground floor WC for modern comfort and practicality.
- Fantastic open-plan kitchen/diner with wall, base and drawer units, pantry-style cupboard, butler sink, space for dishwasher, free standing fridge/freezer and family-sized table and chairs.
- Cosy sitting room with inglenook fireplace and wood-burning stove, featuring dual windows that flood the space with natural light and enhance its warmth and character.
- Two generously sized double bedrooms with high ceilings, deep-set windows, bespoke shelving with hanging space and stunning views across the surrounding countryside.
- Stylish modern bathroom with bath and rainfall shower over, vanity unit with basin, WC, heated chrome towel rail and natural light streaming in from the skylight above.
- Rear windows frame picturesque views over open fields towards the iconic Tor in the distance, a truly breathtaking countryside outlook.
- Delightful rear garden with patio and low-maintenance artificial lawn, framed by fruit trees and lush shrubs a charming, secluded haven ideal for al fresco dining and outdoor entertaining.
- Practical storage shed, cleverly equipped with plumbing and electrics, perfect for laundry use or flexible outdoor utility space.
- Tandem driveway parking to the side, with neatly integrated wooden storage for bins and logs, practical and well-presented outdoor features.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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