



£335,000

*At a glance...*



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**holland  
& odam**

13 Cranhill Road  
Street  
Somerset  
BA16 0BY

**TO VIEW**

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Somerset BA16 0BJ

**01458 841411**

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## Directions

Follow the High Street west, passing the right turn for Orchard Road. Take the next right into Cranhill Road, continue past the left-hand turn into Oxendale, and the property is located a short distance ahead on the left-hand side and will be 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  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold





## Location

The property is conveniently situated being a short walk from the High Street enjoying an excellent range of shops, cafes and restaurants and Clarks Village with its wide range of shopping outlets. Street also has the benefit of both indoor and open air swimming pools, Strode College and Victoria sports club. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. Access to the M5 motorway can be gained at junction 23 (Dunball) some 12 miles distant whilst Bristol, Bath, Taunton and Exeter are all within commuting distance.

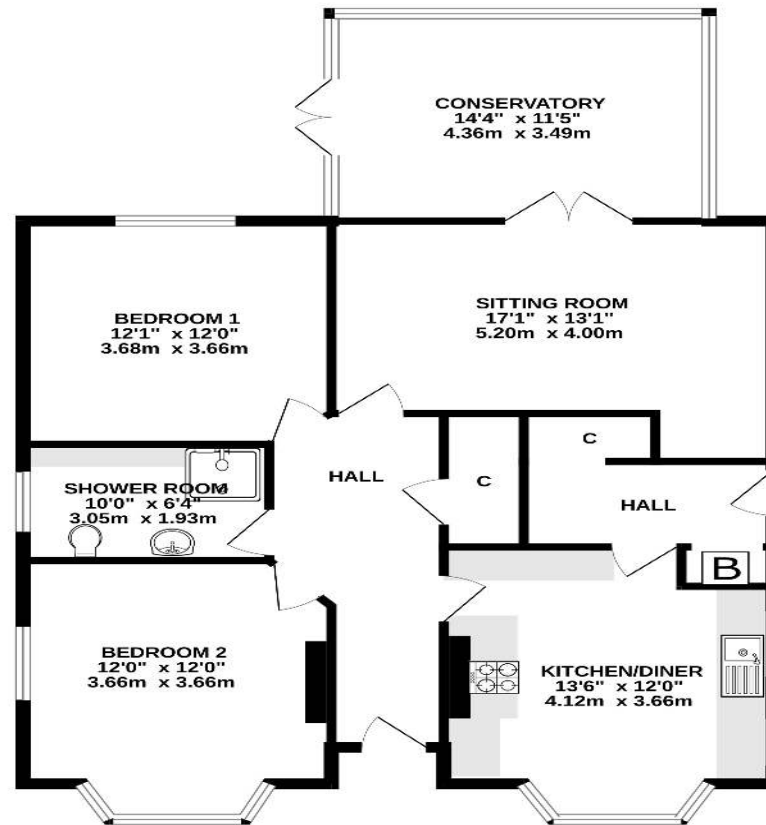
## Insight

Situated just a stone's throw from the High Street, this well-presented two-bedroom detached bungalow offers spacious and well-proportioned accommodation throughout. The property benefits from off-road parking and a generously sized rear garden, with scope to extend subject to the necessary planning permissions and consents. A fantastic opportunity for those seeking convenient, single-level living in a central location.

- Good-sized dual-aspect living room with a large front window and French doors to the garden room, allowing plenty of natural light throughout.
- Enjoying a superb garden room providing additional living space, with views over the garden and direct access outside—an ideal sun trap to enjoy all year round.
- Spacious kitchen/diner fitted with a range of wall, base and drawer units, built-in oven and hob, and integrated fridge and freezer, with ample space for a dining table and chairs.
- Affording two generously sized double bedrooms, each filled with natural light and providing plenty of space to accommodate a range of free-standing furniture.
- The property is served by a neatly presented, fully tiled shower room featuring a shower enclosure, wash basin, WC and a vanity unit with storage.
- Generous rear garden featuring a lawn, patio area, herbaceous and well-stocked borders, two garden sheds, and a greenhouse—ideal for keen gardeners and offering a private, year-round outdoor space.
- Tandem driveway providing parking for multiple vehicles to the side of the property, along with an additional secure parking space at the rear of the garden, accessed via Oxendale Road.



GROUND FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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