



£220,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

14 Ivythorn Road  
Street  
Somerset  
BA16 0TE

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From the High Street, Bear Inn on your left, turn left into Leigh Road and continue to a 'T' junction. Turn right onto Middle Leigh and then left into Ivythorn Road, continue along the road and the property will be found on the right 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 (not tested)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

Ivythorn Road is situated at the heart of the town within walking distance of all town centre amenities. Street is a popular mid Somerset town famous as the home of Millfield School and Clarks Shoes. The town provides an excellent range of facilities which include a busy High Street, a wide choice of shops in Clarks Village, pubs and eating places, primary and secondary schooling, Strode Sixth Form College, Strode Theatre/Film Centre, indoor and open air swimming pools and a Sainsbury's supermarket. The neighbouring town of Glastonbury is an historic centre with a picturesque Abbey at it's heart and the landmark Tor. Glastonbury provides a further range of shopping facilities.

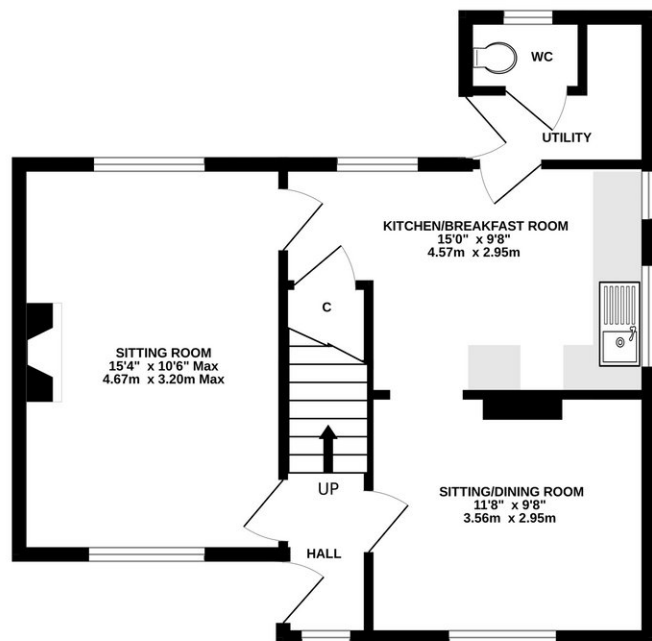
## Insight

Offered for sale with no onward chain, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking for a full renovation project. In need of modernisation throughout, the property offers well-proportioned accommodation including two reception rooms and a generous rear garden, providing ample space for family living. With scope for significant improvement and personalisation, it's ideal for those keen to add their own stamp in a sought-after location.

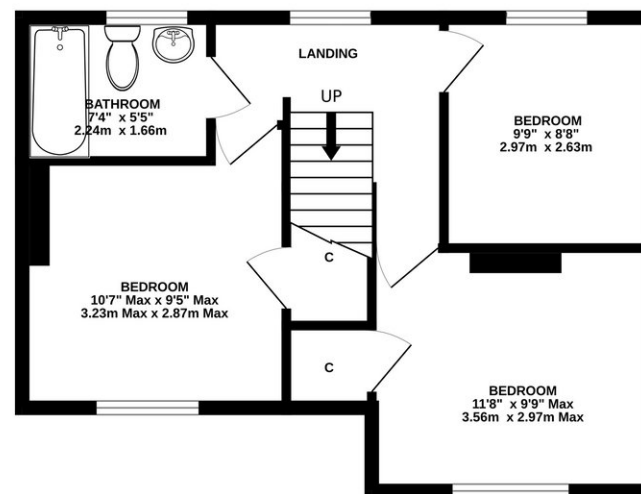
- Available with no onward chain and vacant possession, this property has scope to extend, subject to planning permission and necessary consents.
- Please note that we are under instruction from our vendor client to consider cash purchasers only or those able to raise cash funds to transact through refinancing or bridging finance.
- Enjoying a spacious sitting room with a 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 a free standing cooker.
- Spacious utility area with ground floor WC and a door giving access directly out to the rear garden.
- Affording three well proportioned double bedrooms all of which are light and airy; two of which benefit from built in cupboard space.
- The property is serviced by the family bathroom comprising a bath with shower over, wash basin and WC.
- Boasting a superb size rear garden laid to lawn for ease of maintenance.
- The front features a lawn edged with mature shrubs and offers off-road driveway parking.



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.  
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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.

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