



£210,000

At a glance...



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**holland
& odam**

126 West End
Street
Somerset
BA16 0LR

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street. Proceed along the High Street with the Bear Inn on your left. Continue through the shopping centre, pass a garage, a Police Station and Morrisons convenience store on your left. April Cottage, no.126 will be found on the right hand side a short distance after the Co-Operative shop, 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
somerset.gov.uk

Tenure

Freehold



Location

West End continues from the High Street and comprises mainly Victorian and period houses and cottages together with the popular Icon Development. Street is a thriving mid Somerset town famous as the home of Millfield School and Clarks Shoes and also popular with shoppers visiting the Clarks Village complex. The town provides primary schooling, Crispin Secondary School, Strode Sixth Form College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and restaurants. The neighbouring town of Glastonbury is an historic centre and provides a further range of shopping facilities. Surrounding centres include Wells 9 miles, Bath 33 miles, Bristol 33 miles, Yeovil 15 miles and Taunton 26 miles distance.

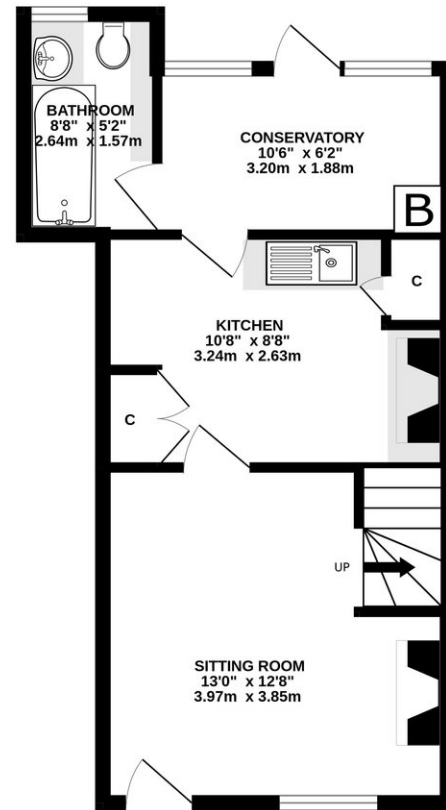
Insight

April Cottage is a charming period end of terrace property in West End, Street, now requiring modernisation throughout. With two double bedrooms, a sitting room with Inglenook fireplace, kitchen, garden room, and downstairs shower room, it offers excellent potential. The cottage is complemented by a long garden divided into three distinct sections with stone and timber outbuildings, a greenhouse, and fruit trees. A wonderful opportunity to create a character home within easy reach of local amenities.

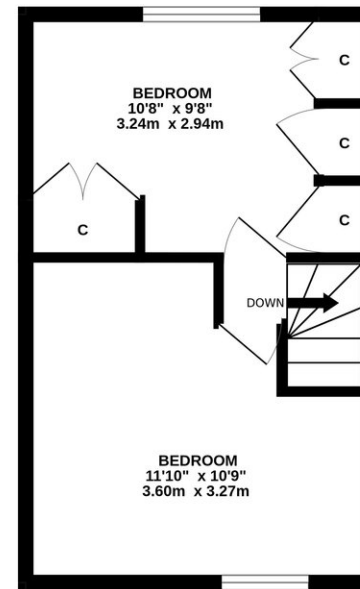
- Period end of terrace cottage in West End, Street, requiring modernisation and offering excellent scope for improvement.
- Two first-floor double bedrooms, both with exposed wooden floors, fitted wardrobes, and attractive front or rear aspects.
- Sitting room with Inglenook fireplace housing an inset gas stove, a characterful focal point with stairs to the side rising to the first floor
- Kitchen with basic fittings, adjoining garden room housing the gas fired central heating boiler and plumbing for a washing machine, and direct access to the patio and rear garden beyond.
- Ground floor shower room fitted with walk-in enclosure, WC, and vanity wash basin.
- Extensive rear garden divided into three sections, with patio, lawn, greenhouse, and a variety of fruit trees.
- Outbuildings including stone and timber sheds, plus pedestrian rear access offering practical storage and flexibility.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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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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