



£245,000

At a glance...



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**holland
& odam**

20 Glanvill Road
Street
Somerset
BA16 0TN

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching a 'T' junction (Tanyard on the right). Turn right into Middle Leigh and then take the first turning left into Ivythorn Road, continue along into Overleigh. Take the second right into Glanvill Road. Number 20 will be found on the 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

Glanvill Road is a well established area on the south side of Street within walking distance of countryside. Street is a thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Strode College, Strode Theatre, indoor and open air swimming pools, Victoria Sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

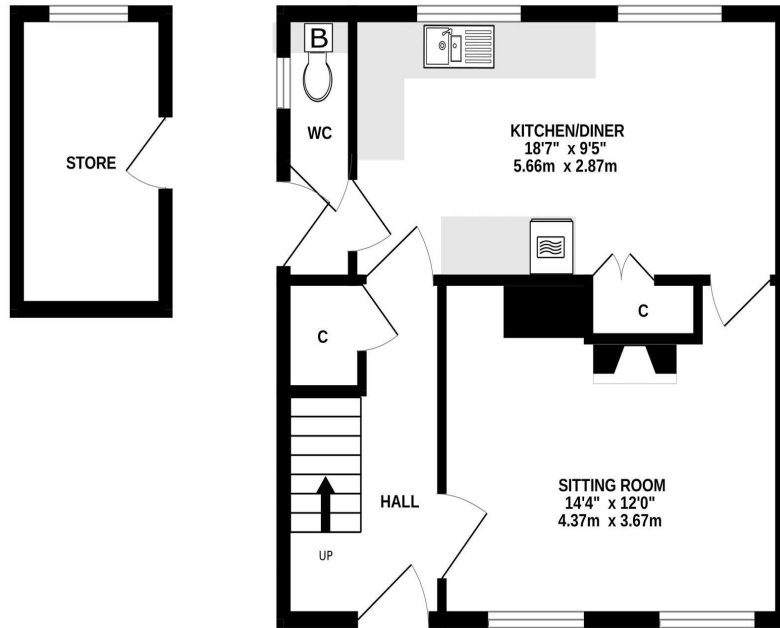
Insight

A mature and spacious three-bedroom semi-detached family home offering excellent scope to extend (subject to the necessary planning permissions and consents) and now requiring modernisation throughout. Offered to the market with no onward chain, it presents an ideal opportunity for those wishing to update and put their own stamp on a property. Early viewing is advised.

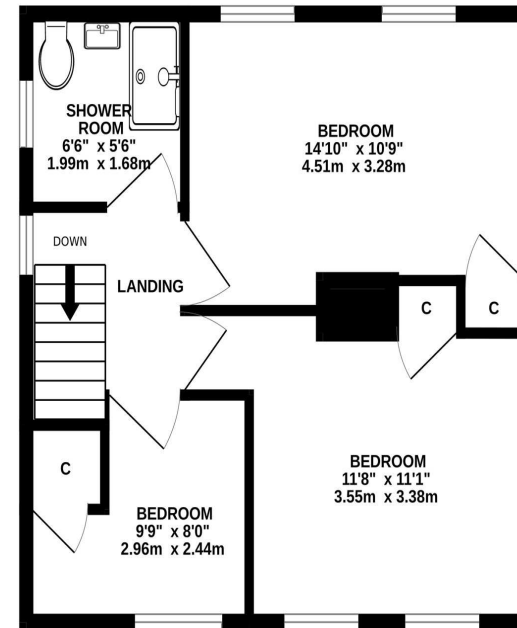
- A generous entrance hall with useful under stairs storage, together with a first floor landing providing access to the loft, and a convenient ground floor WC
- Enjoying a good size sitting room with front-facing windows allowing plenty of natural light, featuring a central gas fireplace as the main focal point (currently not in working order).
- Neatly presented kitchen/diner with a range of wall, base and drawer units, integrated oven and hob, and space for under-counter appliances.
- A spacious dining area with ample room for a family-sized table and chairs, featuring a built-in cupboard and a large window overlooking the rear garden.
- Affording three bedrooms, including two well-proportioned doubles and a further single, all benefiting from built-in cupboard space.
- Serviced by the family shower room, comprising wash basin, shower enclosure and WC.
- The rear garden features a delightful mix of patio, lawn and gravelled area, complemented by a useful storage shed and ample space for outdoor enjoyment, perfect for families or keen gardeners.
- To the front, the property features off-road parking, with the garden laid to gravel and decorative borders for ease of maintenance, and offers potential to create further parking if desired.



GROUND FLOOR



1ST FLOOR



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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