





£292,500

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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1



2

Energy
Rating

D

Council Tax Band D



Services

Mains electricity, gas, water
and drainage are connected.
Gas central heating system.

Local Authority

Mendip District Council
0300 3038588
mendip.gov.uk

Tenure

Freehold

Location

The property is situated in a popular cul-de-sac within the well-regarded village of Walton which has local amenities including a Church, excellent Primary School, village hall and an excellent eating pub. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open-air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 interchange at Dunball (J23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Description

An excellent opportunity to purchase an attractive and immaculately presented three-bedroom link-detached property with far reaching views.

Leading from the front elevation the entrance is sheltered by a storm porch, arriving in the entrance hall stairs ascend to the first floor and doors open to the lounge and kitchen/dining room. The lounge is well proportioned with features a gas fireplace with stone surround and outlook over the front garden. Continue through double doors into the kitchen/dining room. The dining area enjoys a view of the garden through sliding doors and space for a family sized table and chairs. The kitchen is fitted with a range of base, wall and drawer units, work surfaces, breakfast bar, space for a freestanding cooker and under-stair storage cupboard. Continue into the utility room where doors lead into a useful ground floor cloakroom, garage and the rear garden. On the first floor landing there is an airing cupboard, loft hatch and doors to three bedrooms and the family bathroom. Bedrooms one and two are both generous in size and have the benefit of built in wardrobes, bedroom two enjoys splendid views over open countryside. Completing the accommodation is a large single bedroom with built in cupboard over the stair bulkhead.

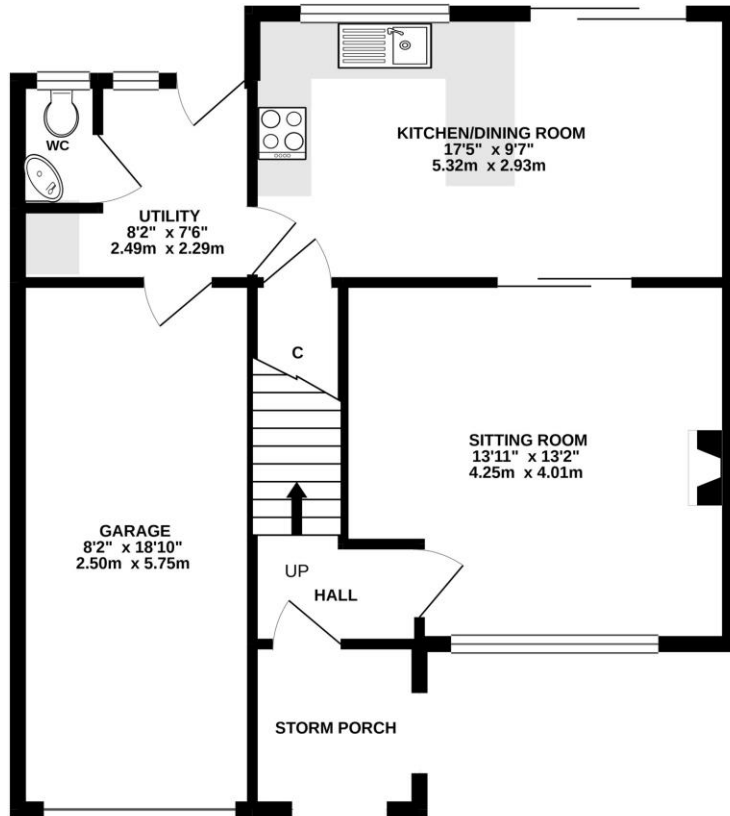
Outside is as meticulously kept as inside, a fantastic size front garden is laid mainly to lawn with established shrub borders, alongside a long driveway providing ample parking and leading up to the garage which is fitted with an up and over door, power, light and door into the utility. A path and gate at the side gives access to the rear garden. The rear garden backs on to open countryside and makes the most of both the sun and shade. Fully enclosed it includes a large patio extending from the rear elevation and lawn.

Directions

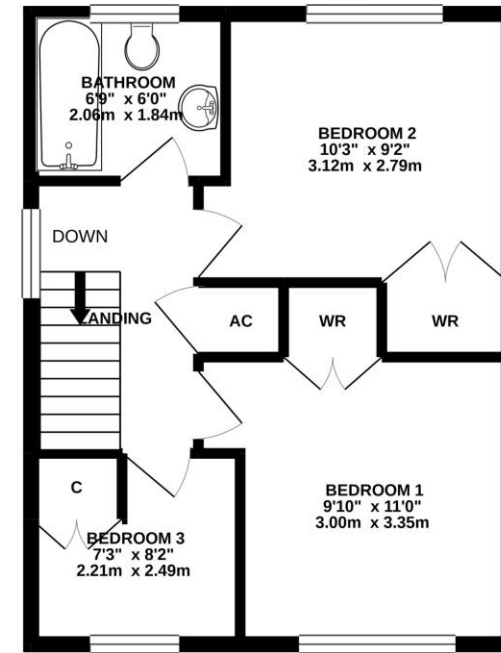
From Street follow the A39 towards Bridgwater and the M5. Walton is the first village. Take the second right turn into Mildred Road just before a car dealers. Turn left into Hempitts Road as the road bears left the property will be found on the right hand side.



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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