

# Somerton Road

Street, BA16 0DU

COOPER  
AND  
TANNER

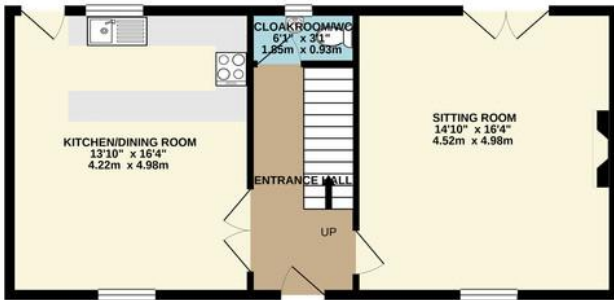


Offers Over £200,000  
Freehold

 3  1  2 EPC Exempt

**Description** - A Grade II listed dwelling offering well-proportioned living accommodation and requiring a degree of modernisation. The front door opens into a spacious entrance hall, with stairs leading to the first-floor landing. There is a cloakroom on the ground floor with low level WC, hand wash basin and a rear aspect window. From the entrance hall there are doors leading to the sitting room and kitchen/diner. The large sitting room has an open fireplace and French doors leading to the rear patio and garden. There is also a front aspect sash window. The kitchen is a very good size with plenty of space for a family dining table and chairs. A door opens to the rear garden in addition to front and rear aspect windows making it a light and airy room. On the first floor there is a large master bedroom with dual aspect windows and plenty of built-in wardrobe space. There is a further double room and a spacious single. The family bathroom is a very good size with bath and shower over, low level WC and hand wash basin with a rear aspect window overlooking the garden. To the side of the property there is a parking space suitable for one or possibly two small cars and side access to the rear garden. The rear garden is large and mostly laid to lawn with some established beds and patio area. There is also pedestrian access from the rear garden onto Wessex Close.

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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## Features

- Large semi-detached Grade II listed property
- Requires a degree of modernisation
- Large open plan kitchen/diner
- Three bedrooms
- Large rear garden
- Off-road parking

## Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating TBC

## STREET OFFICE

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