

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



32 FOWEN CLOSE, STREET, SOMERSET, BA16 0FY



**32 Fowen Close,
Street, Somerset, BA16 0FY**

Glastonbury 3 miles, Somerton 6 miles, Wells 13 miles, Yeovil 11 miles, Castle Cary 9 miles, A303 7 miles, Bristol 29 miles, Bath 28 miles.

A spacious four double bedroom, detached family home, set on the western side of Street within easy reach of local schools and amenities, offered with no onward chain.

Providing spacious, well-balanced accommodation including a generous sitting room, large kitchen/dining room with orangery-style doors to the garden, utility, cloakroom, four genuine double bedrooms and two bathrooms including a master ensuite.

Outside there is a pleasant and well maintained enclosed rear garden, neat front garden, off-road parking and a single garage.

Location

The property is situated on the western edge of Street, just a short walk from Brookside Academy and has the benefit of connecting bus services to Yeovil, Wells, Bristol, Bridgwater, Taunton and Somerton at the estate entrance.

Street itself offers an excellent range of facilities including Clarks, a good variety of supermarkets, restaurants and pubs, as well as sports and leisure amenities such as indoor and outdoor swimming pools, fitness clubs and a popular theatre/cinema.

The town is well served by both doctors and dentists and offers quality education at all levels, with Brookside Academy, Crispin School, Strode College and the renowned Millfield School all close by. Scenic countryside walks can also be enjoyed in the surrounding area.

Accommodation

The property is entered via a welcoming foyer with stairs to the first floor and access to a cloakroom with WC and basin. A useful storage cupboard is also located here.





The main sitting room is a generous reception space with a feature bay window overlooking the front.

The heart of the home is the spacious kitchen/dining room, fitted with a comprehensive range of base and wall units, an electric oven with gas hob and extractor over, and space for further appliances. An orangery-style opening with doors open directly onto the rear patio and garden, make this an excellent additional space for family living, dining and entertaining.

A separate utility room provides additional storage, a further sink and space for a washing machine and tumble dryer, as well as additional access out into the rear garden.

On the first floor there is a spacious galleried style landing, which provides access to four generous, true double bedrooms, with a stylish ensuite shower room to the master.

The remaining bedrooms are all serviced by the family bathroom, which offers both a separate bath and a double shower cubicle, along with the wash basin and wc.

Outside

The rear garden is of good size and designed for low maintenance, with a mix of lawn and patio, enclosed by timber fencing.

To the front there is a small lawned garden bordered with a variety of mature plants, off-road parking for one vehicle, a single garage and additional on-street parking available.

Tenure and Other Points

Freehold

Mains gas, water, drainage and electricity all connected.

Somerset Council, Tax Band E

EPC Rating: C

Gas central heating installed

Ultrafast broadband available within the area

Offered with no onward chain.





Directions

Fowen Close is located on the western edge of Street, at the bottom of bottom of Brooks road and opposite the turning for Stonehill. Upon entering the cul-de-sac, bear left, continuing along until you reach the property on your left hand side.

SAT NAV: BA16 0FY

What3Words: ///venue.annotated.struts

IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings.

No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS

Interested parties are advised to check availability and current situation prior to travelling to see any property.

Identity verification & Anti Money Laundering (AML) Requirements

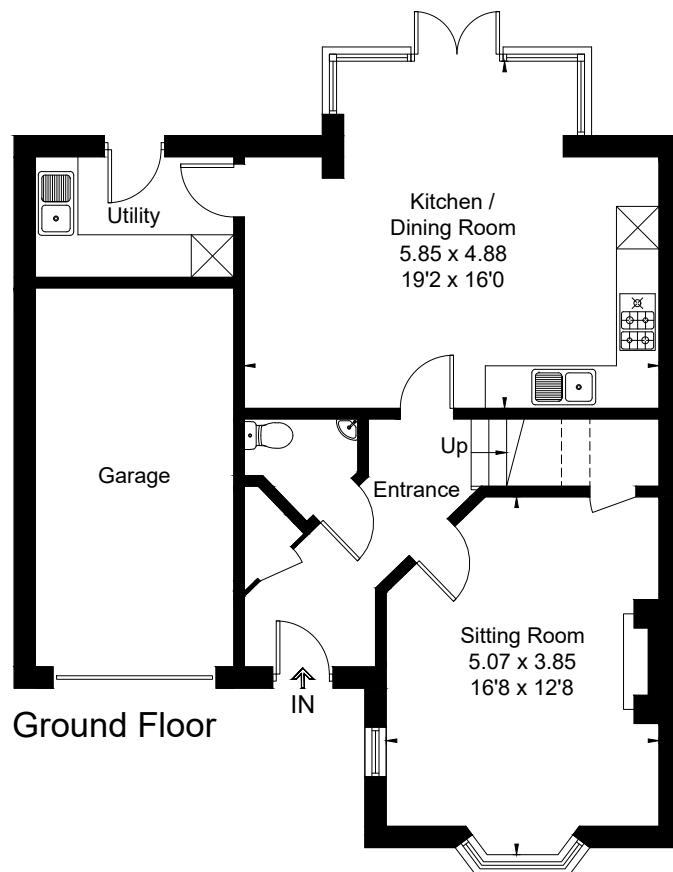
As Estate Agents we are required by law to undertake Anti Money Laundering (AML) Regulation checks on any purchaser who has an offer accepted on a property.

We are required to use a specialist third party service to verify the purchaser(s) identity. The cost of these checks is £60 (inc. VAT) per person. This is payable at the point an offer is accepted and our purchaser information forms completed, prior to issuing Memorandum of Sales to both sellers and buyers and their respective conveyancing solicitors.

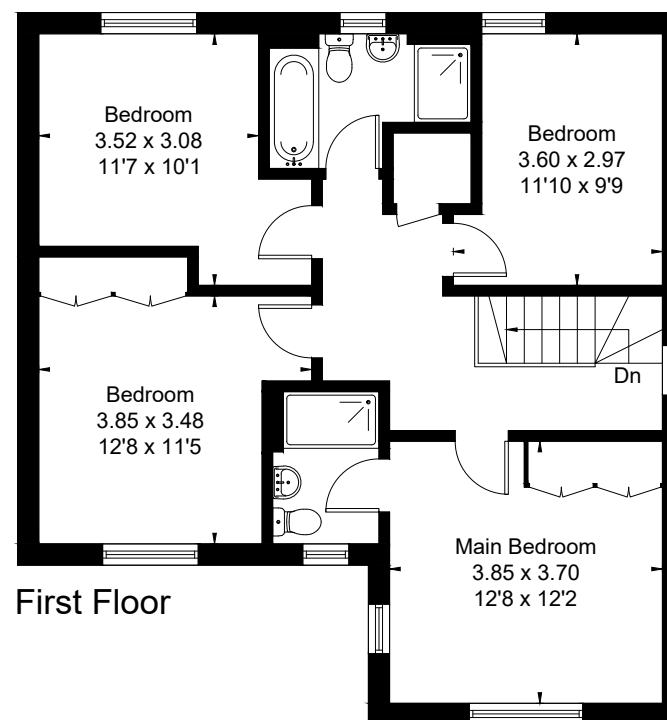
This is a legal requirement and the charge is non-refundable.



Approximate Floor Area = 133.0 sq m / 1432 sq ft (Excluding Garage)



[] = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99245