

8 Barn Close | Street | BA16 0BG

FREEHOLD

£145,000

PROPERTY SUMMARY



AUCTION- Auction Guide Price £145,000. Lot 186.

The property is to be offered online by Clive Emson Auctioneers on 30th October 2025.

To register to bid, view legal documentation or for general enquiries, please contact the auctioneers on 01392 366555 or visit their website cliveemson.co.uk

This delightful two-bedroom cozy, character cottage, ideally situated just a stone's throw from the High Street with no onward chain has come to the market. The cottage features a lounge/diner, kitchen, conservatory, two bedrooms and a bathroom. One of the standout features of this property is the charming front and rear gardens, offering a lovely outdoor space. Additionally, the property benefits from off road parking.

Entrance Hall

Under stairs cupboard. Stairs to first floor. Radiator. Door leading to lounge/diner.

Lounge/Diner

15'11 x 11'10

Original tiled flooring. Feature fireplace with gas fire. Radiator. Stainless window to rear. Double glazed window to front. Door leading to kitchen.

Kitchen

7'10 x 8'10 (2.39m x 2.69m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap. Tiling to splash prone areas. Larder. Electric oven. Radiator. Window to rear. Door through to conservatory.

Conservatory

15'1 x 11'2 (4.60m x 3.40m)

Double doors leading to rear garden. Alcove providing space for an upright fridge/freezer. Space and plumbing for a washing machine.

Landing

Doors leading to bedrooms one, two and bathroom. Double glazed window to front.

Bedroom One

12'0 x 9'11 (3.66m x 3.02m)

Radiator. Built in wardrobe. Double glazed window to rear.



Terraced Character Cottage

Lounge/Diner

Kitchen

Conservatory

Two Bedrooms

Bathroom

Front And Rear Gardens

Off Road Parking Space

Close To The High Street

No Onward Chain



INTERESTED IN THIS PROPERTY

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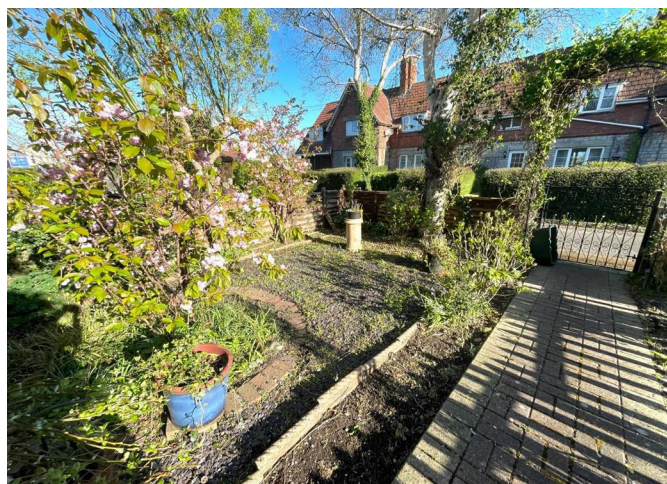
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Bedroom Two

11'1 x 7'3 (3.38m x 2.21m)

Radiator. Built in wardrobe. Double glazed window to front.

Bathroom

10'0 x 8'0 (3.05m x 2.44m)

Low level WC, wash hand basin and bath with shower over. Tiling to splash prone areas. Airing cupboard, housing the boiler. Radiator. Loft Hatch.

Front Of Property

Pathway leading to the front door. Garden enclosed with fencing. A range of attractive bushes, trees and plants.

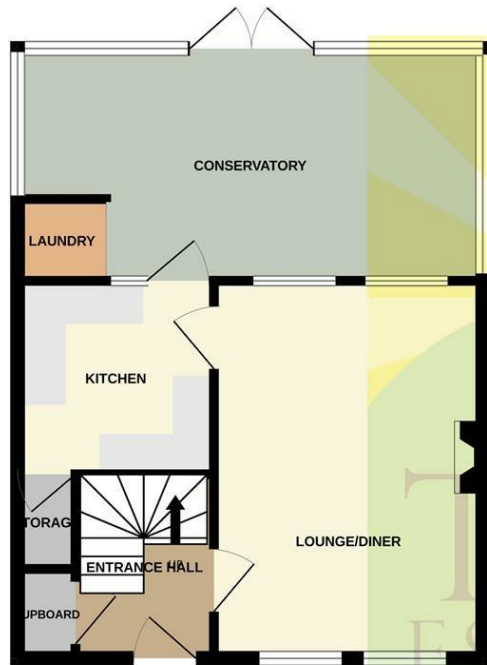
Rear Garden

Garden laid to lawn, enclosed with hedging. Patio and entertaining area. Garden shed. A range of bushes trees and plants. Gate leading to rear parking space.

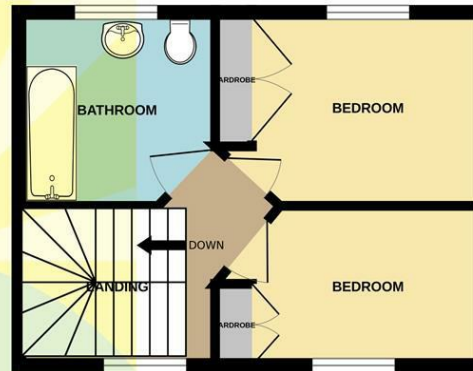
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GROUND FLOOR



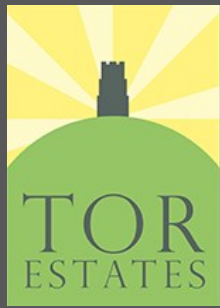
1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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