



£129,950

At a glance...



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holland  
&odam

8 Orchard Road  
Street  
Somerset  
BA16 0BT

TO VIEW

3 Farm Road, Street,  
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



## Directions

From the High Street proceed to Living Homes and turn right into Orchard Road where the property will soon be identified on the right hand side. For parking please take the first right on Orchard Road as if you were going into the clarks village car park. Continue along and turn left where you will see the EV charging stations, then turn left into the private parking spaces, where parking for NO 8 will be found straight ahead.

## Services

Mains electricity, water and drainage are connected. Electric heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 999 years from 01/06/84  
Service/Maintenance Charges **TBC**  
Ground Rent - Peppercorn



## Location

The property is conveniently situated in the heart of this 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, Ofsted rated Outstanding 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, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

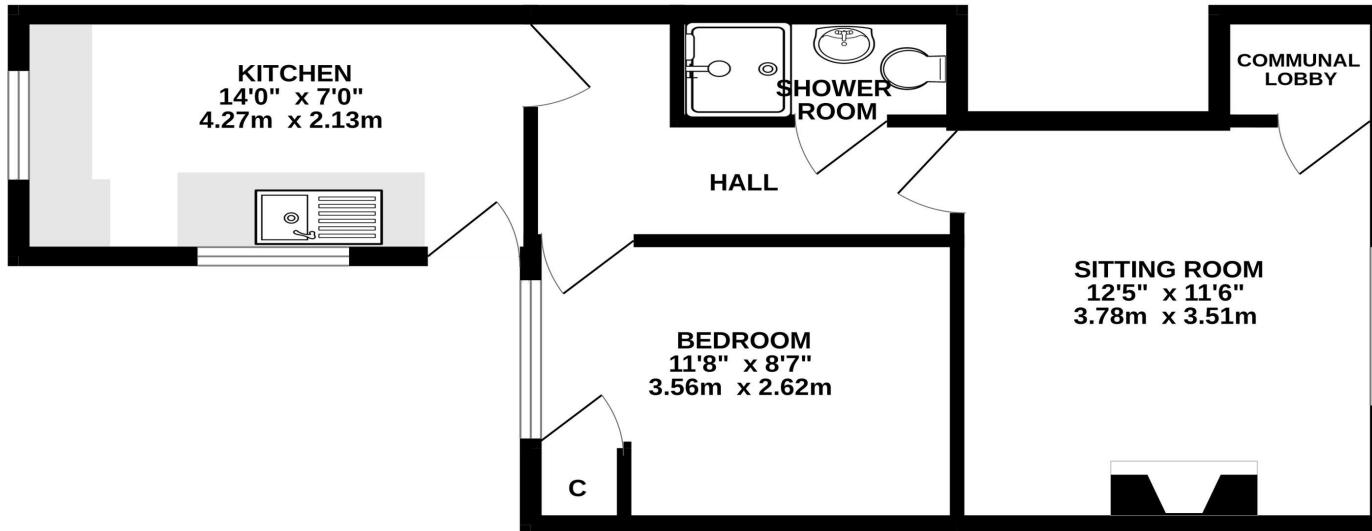
## Insight

A well-presented one-bedroom ground floor garden flat, ideal for first-time buyers or investors. The property benefits from a large private rear garden -a rare and highly sought-after feature for a property of this kind and allocated parking. Conveniently located just a stone's throw from the town centre and local amenities. Available with no onward chain and vacant possession.

- Conveniently located within walking distance of Clarks Village, the High Street and amenities.
- Enjoying a good size sitting room with feature fireplace as the focal point of the room and large window to the front.
- Kitchen/breakfast room fitted with wall, base and drawer units, offering space for appliances and a small table and chairs, with rear access and dual aspect views over the garden.
- Well proportioned double bedroom with ample room for free-standing furniture with large window allowing plenty of light to flow in.
- Neatly presented shower room comprising shower enclosure, wash basin and WC.
- A large private garden laid mainly to lawn, framed by mature shrubs and well-stocked borders, ideal for outdoor enjoyment and alfresco dining, and complemented by a useful garden shed.
- Benefiting from two allocated off road parking spaces to the rear of the property.



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 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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