



£249,950

At a glance...



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**holland
& odam**

7 Blagrove Close
Street
Somerset
BA16 0AU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed in an easterly direction until reaching the Wessex Hotel on the right. Proceed straight across the mini roundabout into Church Road and take the first right hand turning into Strode Road passing the indoor swimming pool. Continue crossing the junction at the bottom of Bove Moor Road into Strode road. Continue along for a short distance then turn right into Blagrove Close and then left into a small cul-de-sac. The property will be found on the left hand side and identified by our for sale board.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated within an established area of the town which offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and outdoor swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within an hours drive.

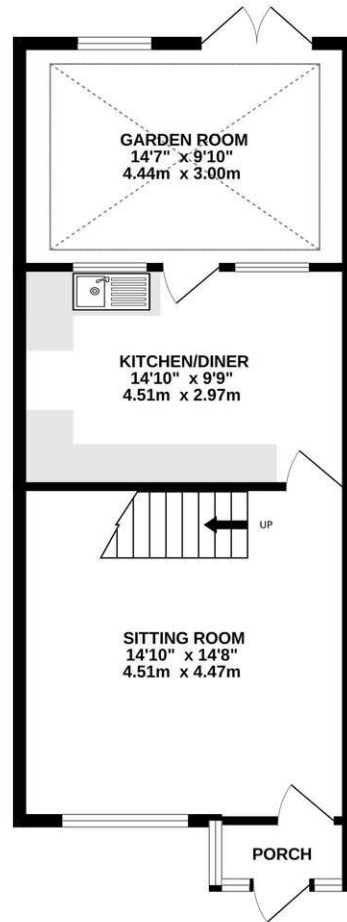
Insight

Neatly presented and well maintained, this deceptively spacious home offers more than first meets the eye. Featuring three bedrooms, a larger than average garden, views across to the Tor from the first floor, and a quiet cul-de-sac setting within an established area, this is a property that must be viewed to be fully appreciated.

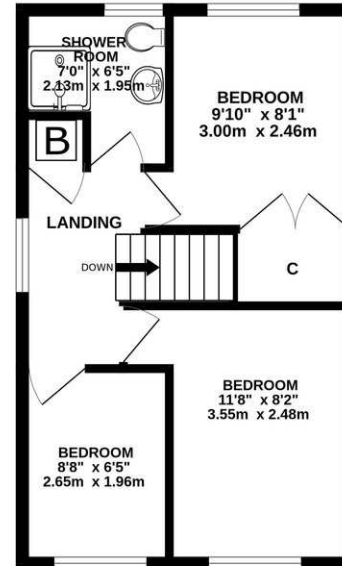
- This property offers an excellent blend of space, practicality, and future potential, making it a superb choice for a wide range of buyers.
- Good size sitting room, enjoying plenty of natural light, creating a bright and welcoming space with ample room for furniture.
- Well proportioned kitchen/diner fitted with a range of wall, base and drawer units, ample worktop space, free-standing cooker, space for under counter appliances, and room for dining.
- Spacious garden room offering excellent versatility and could be used as a formal dining area, playroom or additional reception room, with direct access to the rear garden.
- Affording three well proportioned bedrooms, two of which are comfortable doubles, with one benefiting from built-in wardrobe space.
- The property is served by a well appointed modern shower room, fitted with a shower, vanity unit with storage and wash basin, WC, and a heated chrome towel rail.
- Enjoying a good size rear garden with a large patio extending from the rear elevation, well stocked shrub borders, raised planters, and an area of lawn.
- To the front, the property benefits from tandem driveway parking leading to a storage shed, together with an additional area of hard standing.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.