



£260,000

At a glance...



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COUNCIL
TAX

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**holland
& odam**

24 Portland Road
Street
Somerset
BA16 9PX

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the A39 Street bypass towards the neighbouring village of Walton. Pass through three sets of traffic lights and take a right turn into Houndwood Drove, just before a roundabout and Sainsburys. Continue along following the road around to the right and take the third left into Portland road. The property will be found a short distance on the right hand side.

Services

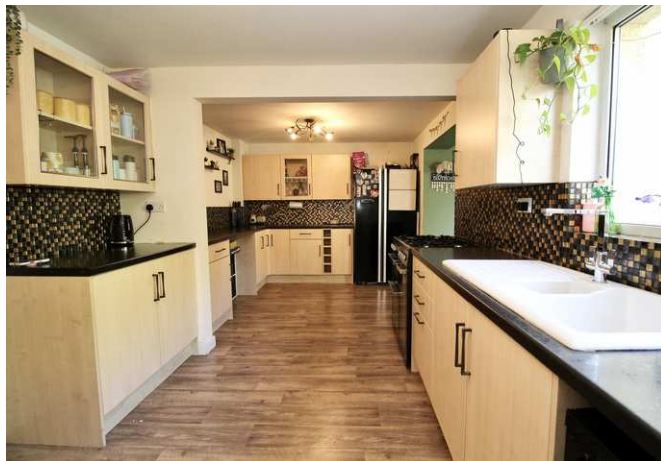
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Portland Road is located on the north western edge of Street adjacent to countryside. Street is a popular mid Somerset town with an attractive choice of shops in the Clarks Village Complex. Street also provides a theatre, health centre, indoor and open air pools, college, primary and secondary schools and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.

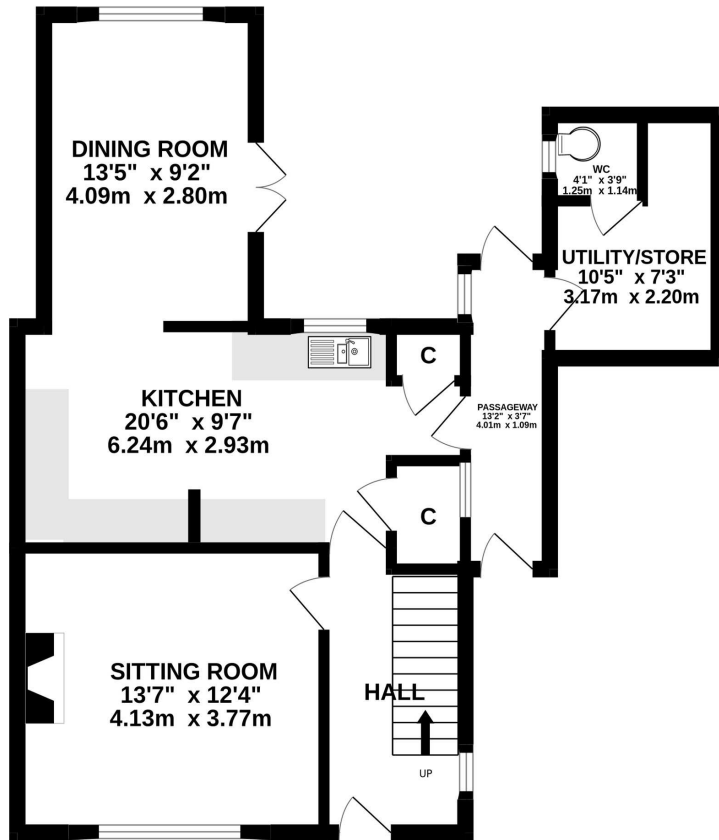
Insight

This is an excellent opportunity to purchase a mature three-bedroom semi-detached house. The property offers comfortable family living, with a good-sized rear garden, off-road parking, and extended ground floor accommodation.

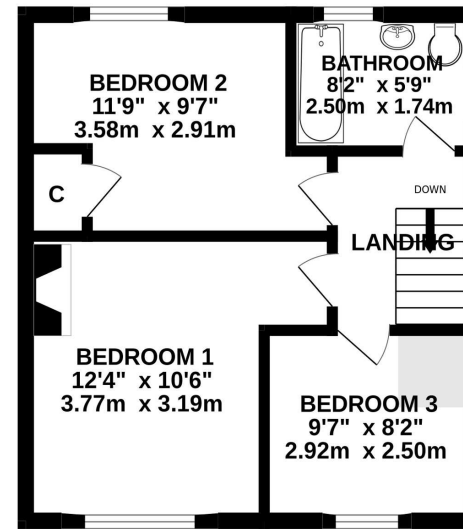
- Spacious entrance hall with space for coats and shoes, under stairs alcove storage, doors to all ground floor rooms, and stairs rising to the first floor
- Bright and airy sitting room of generous size, enjoying plenty of natural light from a large front window and featuring a gas fireplace
- Well appointed kitchen with a range of fitted units, offering space for a range-style cooker, dishwasher, and American-style fridge freezer, complemented by ample worktop and useful built-in cupboards
- The dining area is a versatile space, perfect for entertaining, enjoying a dual aspect and French doors opening out to the garden.
- A useful utility room is accessed via the covered passageway, offering plumbing for a washing machine, along with the convenience of a ground floor WC.
- Affording three bedrooms: two well-proportioned doubles, one with a built-in cupboard, plus a further single ideal for a child, guest room, or home office.
- Neatly presented family bathroom fitted with a bath and shower over, wash basin, WC, and heated towel rail.
- The property enjoys a good-sized rear garden with a patio, artificial lawn, and seating area bordered by mature shrubs. It also benefits from off-road parking and views over Woods Batch Park.
- To the front, the garden is laid to gravel for ease of maintenance and bordered by a mature hedgerow, offering potential to create off-road parking, subject to the necessary consents.



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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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