





£365,000

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

-  2
-  1
-  1
- Energy Rating **D**

Council Tax Band **D**



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

Follow the High Street in a westerly direction Bear Inn on your left hand side. Proceed through the High Street, pass a left turn for Durston Close and then take the next left into Goswell Road. As the road bends left, turn right into Highfield Road, number 25 is on the right hand side next to the Arthurs Court Nursing Home.

Description

Advantageously available with no onward chain and vacant possession is this attractive two-bedroom detached bungalow set back from the main road, offering generously proportioned accommodation throughout. The property features a spacious open plan sitting and dining room, driveway parking, an integral garage and low-maintenance gardens. Conveniently situated within walking distance of the High Street and local amenities, this well-arranged home provides comfortable and practical single-level living in an accessible yet private position.

Entering the property, you are welcomed into a central hallway which immediately sets the tone for the well-arranged and thoughtfully planned accommodation. The hallway provides access to all principal rooms, creating a practical and well-balanced layout throughout the property. An airing cupboard is neatly positioned off the hall, offering useful storage. To the left, you step into the impressive open plan sitting and dining room. Although open in layout, the space is thoughtfully arranged with clearly defined areas, creating versatility for both everyday living and entertaining. The room enjoys a triple aspect, allowing natural light to flood in from multiple directions and enhancing the sense of space throughout. The sitting area centres around an attractive feature fireplace with a stone surround, adding warmth and character to the room. The sitting area offers excellent flexibility for a range of furniture, with the defined dining space alongside, providing an inviting setting for both entertaining and family dinners. From here, the kitchen is conveniently positioned and has been fitted with a range of wall, base and drawer units, complemented by a breakfast bar. There is a built-in oven and hob, together with space for under counter appliances. A serving hatch provides a practical connection through to the dining area, while a rear door gives direct access out to the garden.

Moving back through the hallway, the bedroom accommodation is positioned to one side of the home, offering a degree of separation from the main living areas. The principal bedroom enjoys a pleasant outlook and comfortably accommodates a double bed and further furnishings, with a built-in wardrobe providing valuable storage. The second bedroom is also well proportioned and benefits from fitted wardrobe space. Serving the property is a stylish and contemporary shower room, fitted with a generous shower enclosure, wash hand basin and WC. In addition, there is a separate and practical further WC, providing added convenience for guests and supporting ease of day-to-day living.

Location

Highfield Road leads off Goswell Road, which in turn connects to the western end of the High Street, providing convenient access to the town centre. Street is a popular mid-Somerset town offering an excellent range of shopping facilities, including the renowned Clarks Village outlet complex, together with a wide variety of recreational amenities such as a theatre, tennis and bowls clubs, and both indoor and open-air swimming pools. The historic town of Glastonbury lies approximately three miles away, with the Cathedral City of Wells some nine miles distant, while the nearest M5 motorway interchange at Dunball, Bridgwater is within approximately 14 miles. Bristol, Bath, Taunton and Exeter are all within comfortable commuting distance.





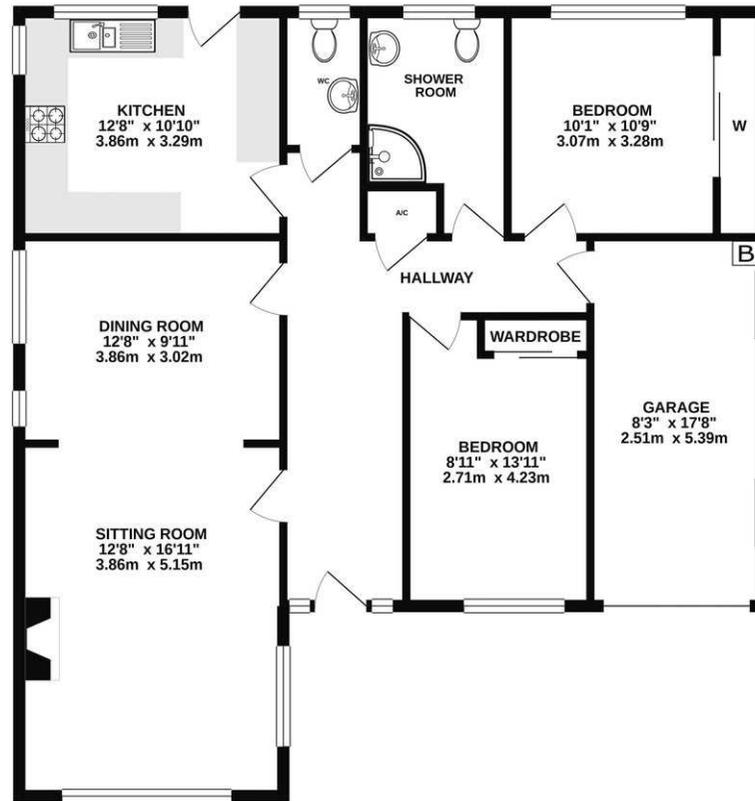
To the rear, the garden has been thoughtfully designed with ease of maintenance in mind, being predominantly paved to provide a spacious and versatile outdoor area. A well-stocked corner border introduces softness and colour, planted with a variety of established shrubs and planting which add interest and character to the space. There is a useful timber storage shed providing excellent additional storage, together with an attractive summer house positioned to the rear of the garden, perfect for hobbies or relaxing.

The property is approached via a generous block paved driveway providing ample off-road parking and leading directly to the attached garage, which is fitted with an electric door and benefits from power and light. The garage also enjoys the advantage of an integral door providing direct access into the bungalow. Steps rise from the driveway to the front garden, which has been designed with ease of maintenance in mind. A mature hedgerow to one side offers a degree of privacy and natural screening, while a border to the other side provides space for planting and seasonal colour.

- Attractive two-bedroom detached bungalow set back from the main road.
- Impressive open plan sitting and dining room with triple aspect and feature fireplace.
- Generously proportioned and well-arranged single-level accommodation.
- Driveway parking and integral garage with electric door.
- Low-maintenance front and rear gardens with summer house.
- Available with no onward chain and vacant possession.
- Conveniently situated within walking distance of the High Street and amenities.



GROUND FLOOR
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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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