



£225,000

At a glance...



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**holland
& odam**

28 Elmhurst Lane
Street
Somerset
BA16 0HH

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 open air swimming pool on the right. Turn right into Wilfrid Road and continue straight ahead at the crossroads into Elmhurst Lane. Continue up the hill, and number 28 will be found on the right handside and easily identified by our for sale board.

Services

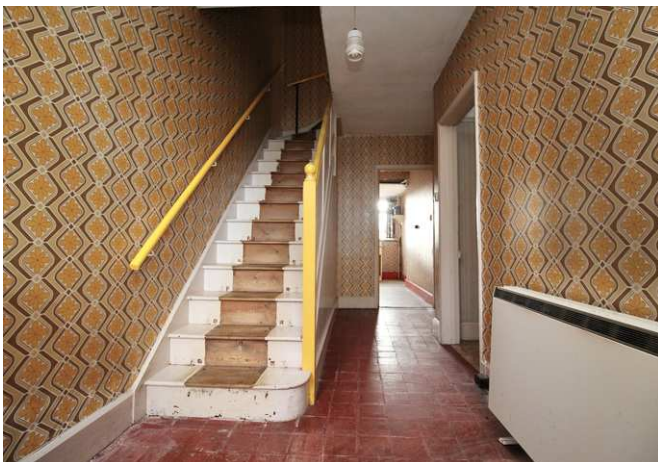
Mains electricity, gas, water and drainage are connected. Gas central heating system (NOT TESTED)

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Elmhurst Lane is situated within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

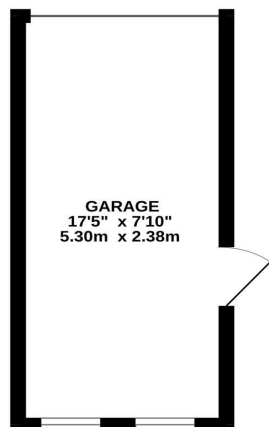
Insight

A mature three-bedroom terrace home offering an excellent opportunity for full renovation. Ideal for buyers looking to put their own stamp on a property, it boasts great potential and scope to extend (subject to planning permission and necessary consents). Early Viewing is highly advised to avoid disappointment.

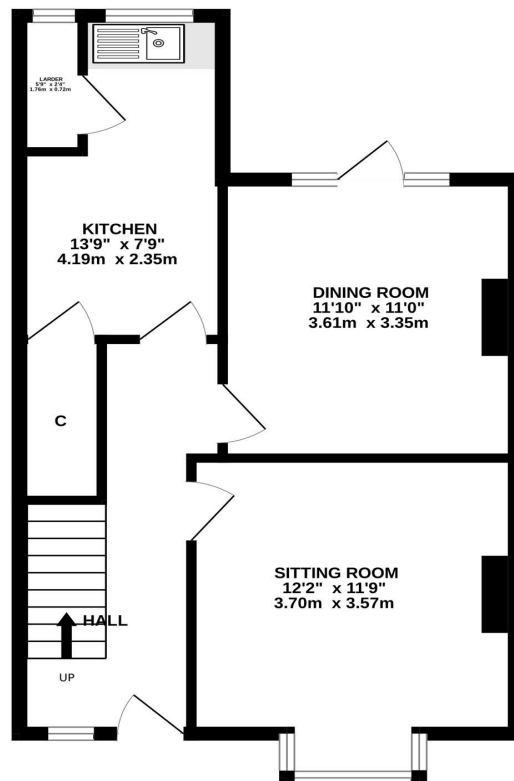
- Enjoying a spacious sitting room featuring a charming bay window and a characterful fireplace that serves as the room's focal point (currently not in working order).
- A well-proportioned dining room with a feature fireplace (currently not in working order) and a portrait window overlooking the garden.
- Good size kitchen with a sink unit beneath a large window, access to the rear garden, plus a useful walk-in pantry and understairs cupboard, offering practical storage and scope for modernisation.
- Affording three bedrooms, including two generously sized doubles, each featuring an attractive cast iron fireplace.
- The property is serviced by the family bathroom comprising bath, wash basin and WC.
- Rear garden offers a blank canvas, providing ample space for landscaping. A pathway leads to a single garage fitted with an up-and-over door, offering practical storage.



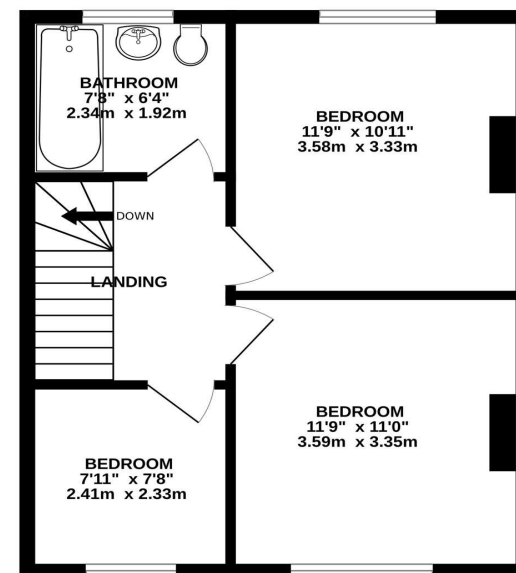
GARAGE
136 sq.ft. (12.6 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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.

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