



£248,000

At a glance...



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**holland
& odam**

9 Merriman Road
Street
Somerset
BA16 0JA

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Follow the High Street in a westerly direction, with the Boots on the left hand side. Turn left into Vestry Road, pass the church on the right and continue into Merriman Road. The property will be found after a short distance the left hand side and easily 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

A popular road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance

Insight

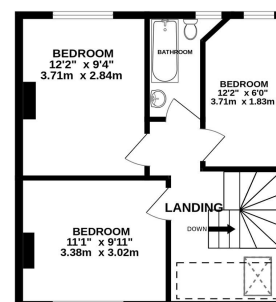
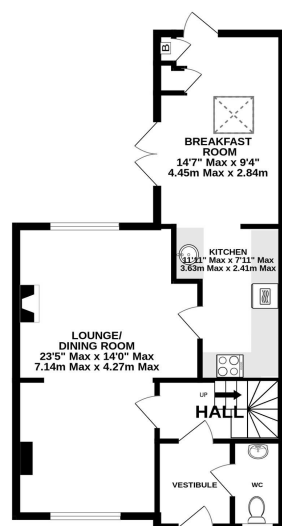
Mature, extended three-bedroom terraced house, conveniently located close to the high street. The property is spacious throughout and benefits from a superb-sized garden, offering excellent potential for purchasers looking to put their own stamp on a home. Advantageously offered with no onward chain and vacant possession.

- A practical family home with entrance vestibule, cloakroom, and internal hall with attractive flagstone floor and under stairs storage, plus a generously sized, versatile landing.
- An impressive lounge/diner with a dual aspect, creating a bright and airy feel throughout, complemented by a feature fireplace with an attractive wooden mantel.
- The kitchen has been fitted with a comprehensive range of wall, base and drawer units, built in oven and hob with sink unit.
- Enjoying a light-filled breakfast room of good proportion, offering a practical utility cupboard with laundry facilities and boiler, with French doors leading out to the rear garden.
- Affording three bedrooms all light and bright; two would be considered good size doubles with the rear bedrooms enjoying views across the rooftops to the iconic Glastonbury Tor in the distance.
- The property is serviced by the family bathroom comprising bath with shower over, wash basin and WC.
- Superb sized rear garden mainly laid to lawn, with a mature apple tree, two useful outbuildings for storage or workshop use, and a decked area off the rear elevation.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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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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