# £240,000

*At a glance...*

| | |
|---|---|
| | 3 |
| | 1 |
| | 1 |
| EPC | D |
| COUNCIL TAX | C |

holland &odam

16 Leigh Furlong Road
Street
Somerset
BA16 0LE

**TO VIEW**

3 Farm Road, Street,
Somerset BA16 0BJ

**01458 841411**

**street@hollandandodam.co.uk**

## Directions

Follow the High Street with The Bear Inn on your left. Continue along the High Street passing the Ford Garage on the left hand side. Turn next left into Stonehill and continue around a left bend. Turn right into Leigh Furlong Road and continue until reaching a left hand bend, number 16 is on your right hand side on the junction with Isaacs Close and will be identified by our For Sale Board.

## Services

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

## Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

## Tenure

Freehold

## Location

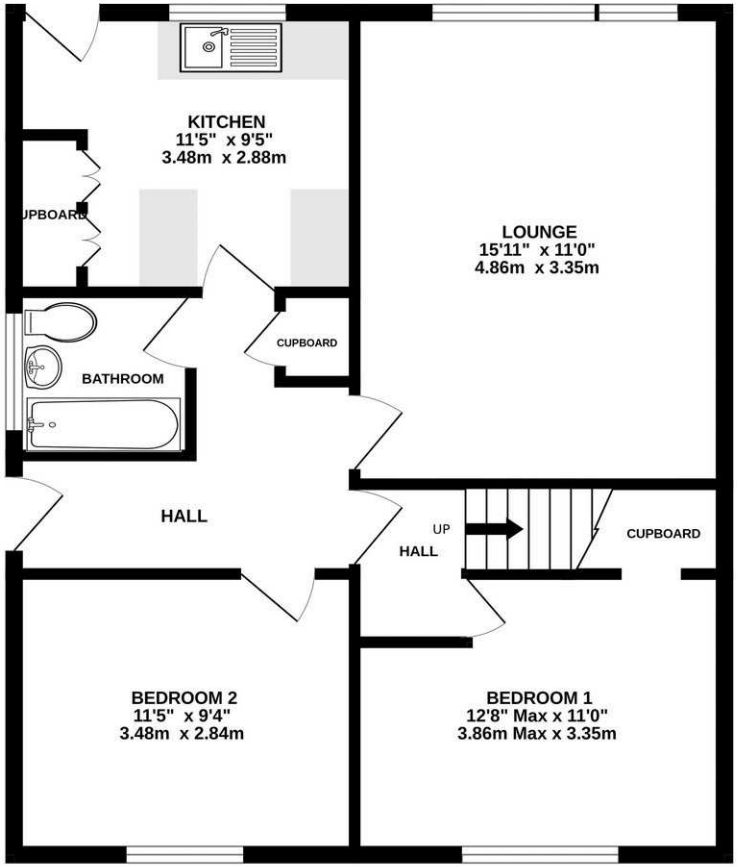
Leigh Furlong Road situated on the south side of Street is a well-regarded mature road close to amenities. Street is a thriving mid-Somerset town famous as the home of Millfield School and Clarks Shoes and offering a good range of shopping facilities including Clarks Village, recreational facilities including a theatre, tennis, bowls, and both indoor and open-air swimming pools. The historic town of Glastonbury is within 3 miles, Cathedral City of Wells 9 miles and the nearest M5 interchange at Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are within 33, 33 and 26 miles distant respectively.

### Insight

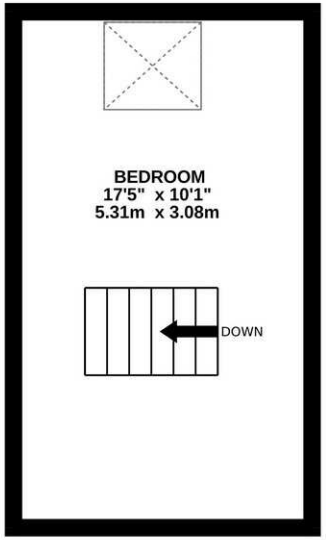
A well maintained semi-detached bungalow, occupying a wonderful position in this established cul-de-sac and complemented by a low maintenance south-westerly facing garden. Offered for sale with no onward chain and vacant possession.

- An attractively presented bungalow situated in a highly desirable cul-de-sac of similar properties.
- Light and spacious accommodation providing three double bedrooms, two on the ground floor and an attic conversion, all rooms are fitted with economy 7 storage heaters.
- The sitting room is both light and generously proportioned with a lovely outlook over the rear garden and space to accommodate both lounge and dining furniture.
- The kitchen has been fitted with base units, work top, breakfast bar, sink , space for free standing appliances and two useful built in larder cupboards. A back door provides access onto the garden.
- The bungalow is serviced by the family bathroom which comprises a panelled bath, wash basin and WC.
- The wrap around front garden is laid to lawn with established shrub and flowering borders. The rear garden has a desirable south-westerly facing aspect, is fully enclosed, private and laid to lawn.
- Available with vacant possession and no onward chain.
- For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

GROUND FLOOR




1ST FLOOR




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.
Made with Metropix ©2023


**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.

The Property Ombudsman

Call us now to view: **01458 841411**

h&o