





£375,000

To View:

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

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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

From the High Street, head west passing the Bayliss Centre on the left. Shortly after, take the second left into Goswell Road and continue along, passing the Salvation Army. Goswell Close will then be found a short distance further along on the left-hand side. Turn into the Close, and the property will be found on the left hand side and easily identified by our for sale board.

Description

Advantageously available with no onward chain and vacant possession, is this charming period cottage enjoying a private position away from the road and has been thoughtfully modernised while retaining its character. The well-presented accommodation includes three double bedrooms, spacious rooms throughout, sleek fixtures and fittings, and tasteful floor coverings. Outside, an enclosed rear garden is complemented by versatile outbuildings, while ample off-road parking is provided to the front, creating an ideal blend of period charm and contemporary living.

Step into the property via the front entrance, where a welcoming central hallway provides access to the principal ground floor rooms and benefits from useful built-in storage beneath the stairs. Positioned to the front of the home is the inviting sitting room, a cosy yet comfortable space featuring a sash window that draws in natural light. A charming fireplace recess and stone mantle creates an attractive focal point, enhancing the room's character and warmth. Adjacent, the superb kitchen/dining room serves as the social hub of the home. Bathed in natural light from its dual-aspect windows, this generous space is ideally suited to modern family living, entertaining and everyday dining. The newly fitted shaker-style kitchen features an attractive range of wall, base and drawer units, complemented by integrated appliances including a fridge/freezer, oven, hob and dishwasher, creating a stylish and practical environment for cooking and entertaining. Continuing on, you come to the utility room, which offers plumbing for laundry facilities and a convenient ground-floor cloakroom. From here, a door provides access out to the rear garden.

Rising to the first floor, the landing provides access to three well-proportioned double bedrooms. The principal bedroom enjoys the added luxury of a beautifully appointed en-suite shower room, while the remaining bedrooms offer characterful features including exposed stone walls and useful built-in storage cupboards. Completing the accommodation is a stylish family bathroom, fitted with a bath, separate shower enclosure, vanity unit with wash hand basin and storage beneath, WC, and a heated towel rail, creating a practical yet elegant space.

Location

Goswell Close is 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 much loved Greenbank open air swimming pool, football, tennis, cricket, bowls, 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.





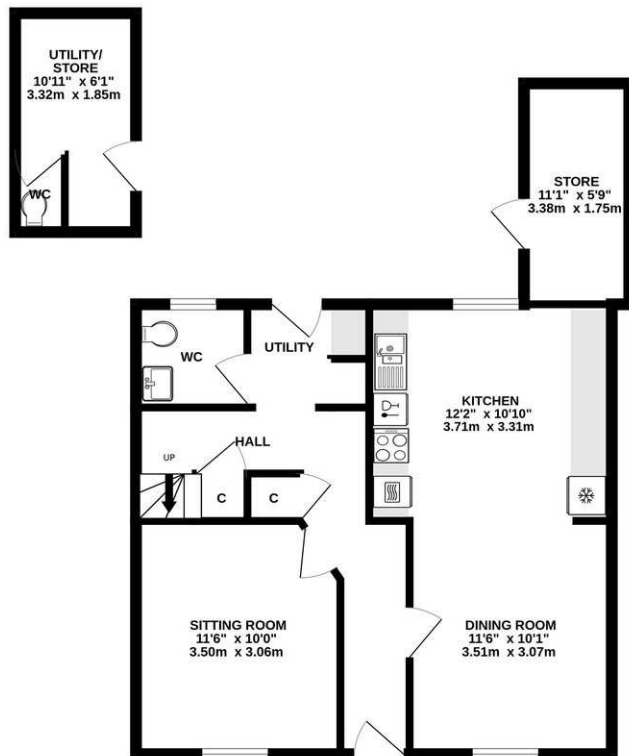
To the rear of the property is an enclosed garden of good size, featuring a spacious stone patio extending from the rear elevation, ideal for outdoor dining and entertaining. The patio leads onto a well-proportioned lawn, framed by mature, well-stocked planted borders that provide a sense of privacy and established greenery. The garden benefits from two useful outbuildings, offering excellent storage or potential as workshop spaces. Well suited to families and keen gardeners alike, the space offers ample opportunity to personalise and enhance further.

Off-road driveway parking is located to the front of the property, leading to a natural stone wall boundary. A central pathway provides access to the front entrance, with either side offering planting areas that are currently empty and provide an excellent opportunity for landscaping to create an attractive and welcoming approach.

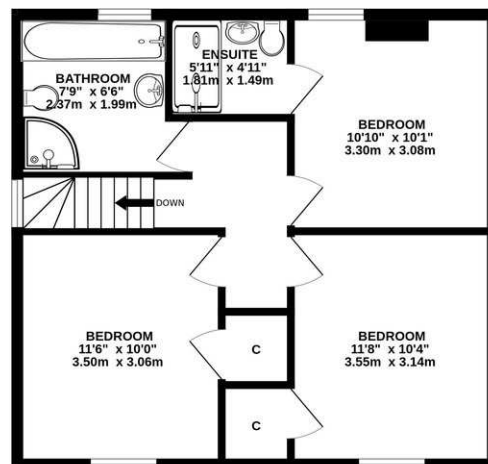
- Situated in a desirable setting, well placed for local amenities, schools, and transport links, offering convenience alongside a peaceful setting.
- With Brand new Kitchen and bathrooms completed as part of a full internal renovation, finished to a high standard with modern fittings and a fresh, contemporary feel throughout.
- Character features throughout, including deep sill windows, exposed brickwork, latch and brace doors, and sash windows, combining period charm with tasteful modern updates.
- Enclosed rear garden of good size with patio, lawn, mature planted borders, and two outbuildings, offering excellent space for families, entertaining, and gardening.
- Flexible outbuildings provide excellent storage or potential workshop/hobby space, ideal for those needing additional practical or creative use options.
- Off-road driveway parking to the front with a central pathway, natural stone boundary wall, and planting areas offering scope to create an attractive first impression.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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