



£375,000

At a glance...



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**holland
& odam**

6 Smallmoor Chase
Walton
Somerset
BA16 9LB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed west along the A39 towards Bridgwater and the M5. As you enter Walton pass a Beehive self storage on your right hand side. Continue a short distance passing Asney Road and Broughton Close then turn right into Meadow Lane. Bear around to the left and then turn right where you will find the property ahead of you at the end, 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

Set in a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is c.1 mile away and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

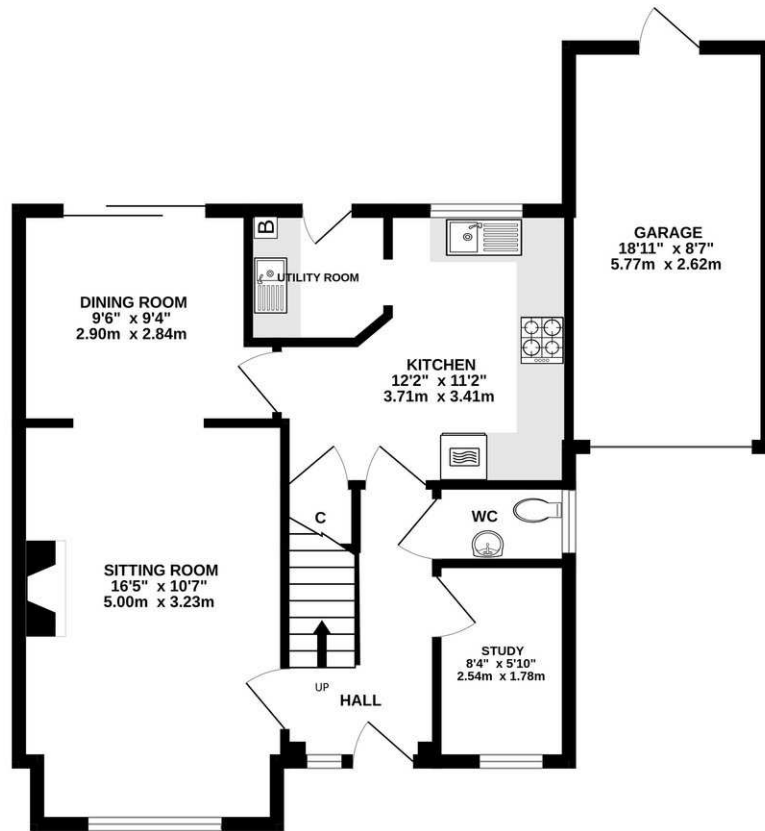
Insight

Situated in a quiet cul-de-sac position, is this substantial family home offering spacious and versatile accommodation throughout. Boasting generous living areas, four well-proportioned bedrooms and a private rear garden, the property also benefits from driveway parking and a garage, making it an ideal choice for family living. Available with no onward chain and vacant possession.

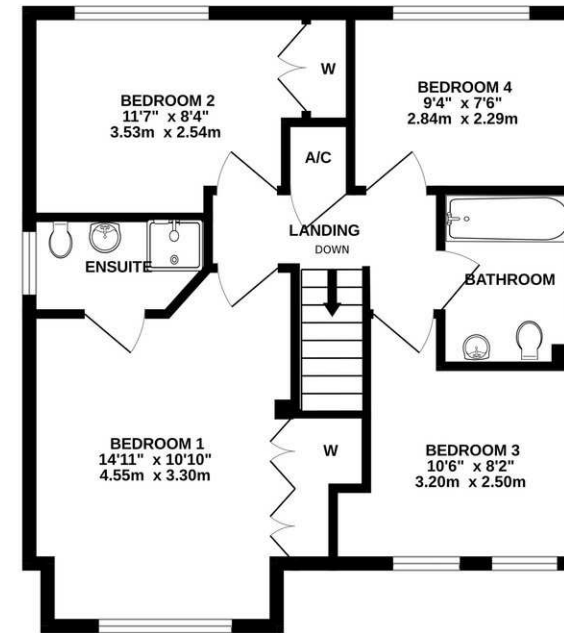
- An ideal opportunity for first-time buyers, families, or retirees to personalise and make their mark on this property.
- A practical and versatile home featuring a spacious hallway and landing, a convenient ground floor cloakroom, and a useful study ideal for working from home.
- Bright and spacious sitting room, filled with natural light from the bay window, with an electric fireplace providing an attractive focal point.
- Enjoying a light and airy dining room with sliding doors opening onto the garden, and a wide opening to the sitting room, creating a fantastic social space.
- The kitchen has been fitted with a range of wall, base and drawer units, built in oven and hob with space for free standing and under counter appliances.
- Useful utility room fitted with base units and plumbing for washing machine, here a door leads out to the garden.
- Offering four bedrooms, including three well-proportioned doubles; two with built-in wardrobes, and the principal benefiting from an en suite shower room.
- Serviced by the family bathroom, comprising a bath with shower over, wash basin and WC.
- Generous rear garden featuring areas of lawn, gravel and paving, with a shrub-filled border and additional planting throughout, benefiting from useful side access.
- The front is bordered by mature hedgerow with an area of lawn and driveway parking leading to the garage, fitted with an electric door, power and light, and pedestrian access to the garden.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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

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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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