





£299,950

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 B



Services
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

Proceed along the High Street and upon reaching Living Homes, turn left into Vestry Road. The property will be found a short distance on the right hand side and will be identified by our for sale board.

Description

Beautifully presented and tastefully decorated throughout, this three-bedroom Victorian end-of-terrace home offers more than meets the eye. Boasting a desirable south-west facing garden, it is just a stone's throw from the High Street and within walking distance of local amenities, making it ideally suited to a range of buyers. A viewing is highly advised and the property should not be overlooked.

You are welcomed into the property via an entrance vestibule, ideal for coats and shoe storage, which in turn leads through to the hallway, from where doors provide access to all principal ground floor rooms. To the front of the property is a bright and inviting sitting room, enhanced by a bay window that allows an abundance of natural light to flood the space. Tastefully decorated and centred around a feature fireplace, the room offers a warm and welcoming atmosphere. An opening leads through to the dining area, offering plenty of space for a dining table and chairs, with a characterful open fire and alcove storage adding to the charm. Once divided, these rooms now work together as a generous open-plan living and dining space which is perfect for everyday living and entertaining, while still retaining a natural sense of separation. The kitchen is positioned to the rear of the property and forms a bright and welcoming space, fitted with a comprehensive range of wall, base and drawer units, along with a built-in oven and hob and a traditional Belfast sink. There is space for free standing appliances, while the dual aspect and Velux window make the room feel bright and airy. Leading directly from the kitchen, and also accessed via French doors from the dining room, is a delightful sun room. This versatile additional reception room is ideal for relaxed breakfasts, quiet evenings or simply sitting back and enjoying views over the garden. From here, there is also access to a convenient ground floor cloakroom and direct access out to the rear garden.

Stairs rise from the hallway to a half landing, where a spacious family bathroom is fitted with a white suite, comprising bath with shower over, wash basin with storage beneath, and WC. Stairs continue to the first floor, where the principal bedroom is generously proportioned and features practical fitted wardrobes. Two further bedrooms; a good-sized double and a large single, provide flexible accommodation, ideal for family living, guests, or a home office.

Location

The property is situated in one of the oldest parts of the town within a level walk of the shopping facilities in the High Street and Clarks Village with its complex of factory shopping outlets. Street also offers a good range of sporting and recreational facilities including both indoor and outdoor swimming pools, tennis, bowls, football, cricket etc., and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. The nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is 12 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.



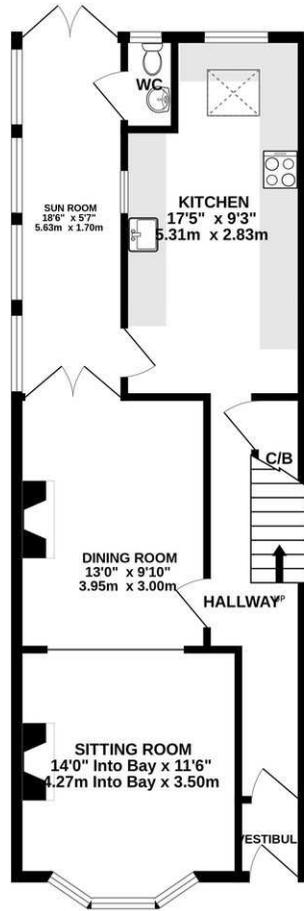


To the rear, the property enjoys a desirable south-west facing garden of generous size, especially for a central location. A large deck with a covered pergola provides an ideal space for outdoor dining and entertaining, leading naturally onto an area of lawn bordered by mature shrubs, creating a sense of openness and privacy. At the far end, a further decked area houses a large garden shed, offering excellent storage or potential as a workshop. The garden is fully enclosed, private, and benefits from convenient side access to the front of the property.

- Conveniently situated within walking distance of the high street and the towns amenities.
- Beautifully presented and tastefully decorated throughout, offering a home ready to move into.
- Practical family home with entrance vestibule, plenty of storage, and a convenient ground-floor cloakroom.
- Separate sitting and dining rooms that work together to create a bright, welcoming and flexible space.
- Generously proportioned principal bedroom with practical fitted wardrobes.
- Desirable south-west facing garden featuring a large deck with covered pergola, ideal for al fresco dining.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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