



£295,000

At a glance...



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**holland
& odam**

97 West End
Street
Somerset
BA16 0LJ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed passing Living Homes on the right, and Abbey Garage on the left. Continue into West End, follow the road for a short distance and the property can be found on the left hand side diagonally opposite the Co-op convenience store and will be 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

The property is situated on the western outskirts of Street less than a mile from the High Street and within 5 minutes walk of a Co-op supermarket. Street is a busy mid Somerset town famous as the home of prestigious Millfield School, Clarks Shoes and now a popular shopping destination with Clarks Village retail centre. Street provides a theatre/cinema, Strode College, indoor and open air swimming pools, bowls club, health centre, library and a choice of pubs and eating places. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles. (all mileages are approximate)

Insight

Competitively priced with a quick sale in mind, this spacious three bedroom semi detached home is set back from the main road and offers generous, flexible accommodation, an extended living room, integral garage, ample driveway parking and a good sized rear garden.

On entering the property, the hallway provides access to the principal ground floor rooms, with the staircase rising to the first floor. Straight ahead is the living room, a particularly generous and light filled space which has been extended into the footprint of the former conservatory. The current owners have arranged the room to provide both a comfortable sitting area and a separate play space, while French doors open directly onto the rear garden.

To the right of the hallway is the dual aspect kitchen and dining room, fitted with a built in oven, electric hob and space for a dishwasher, together with plenty of room for dining furniture. Further doors open onto the garden, making this a practical and sociable space for everyday family life. Adjoining the kitchen is a useful utility room, offering additional storage along with space for a washing machine and tumble dryer. From here, there is further access to the garden as well as an internal door leading into the integral garage.

Upstairs, the first floor provides two generous double bedrooms and a further bedroom, all enjoying good natural light and useful built in storage. The accommodation is completed by the family bathroom.

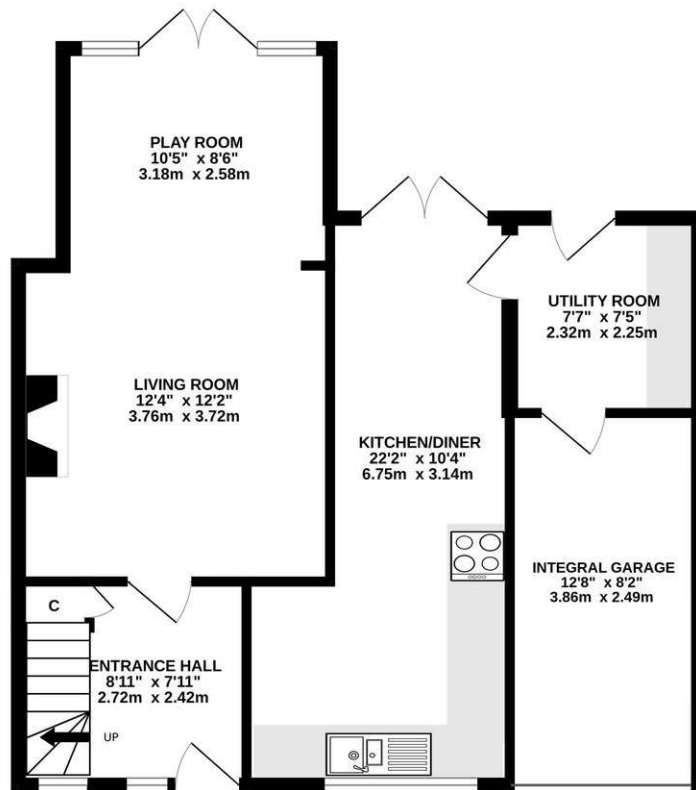
Outside, the rear garden is a particularly good size, with an area of lawn, gravelled patio and raised planting beds, providing plenty of space for children, entertaining or simply enjoying the outdoors.

To the front, the property is approached over a gravel driveway providing parking for up to three vehicles, with access to the integral garage.

- **Competitively priced with a quick sale in mind.**
- **Spacious three bedroom semi detached home set back from the main road.**
- **Extended living room offering flexible space for both relaxing and family life..**
- **Good sized rear garden with lawn, gravelled patio and raised planting beds.**
- **Gravel driveway providing parking for up to three vehicles.**



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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