



£180,000

At a glance...



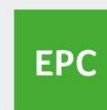
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**holland
& odam**

87 Main Street
Walton
Somerset
BA16 9QH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village. Pass Beehive self storage on the right hand side. The next landmark is the church. Shortly after passing the church, the property will be found on the left hand side and easily identified by our for sale board. Parking can be found by parking at the rear of the property.

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

Main Street is 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 1 mile 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

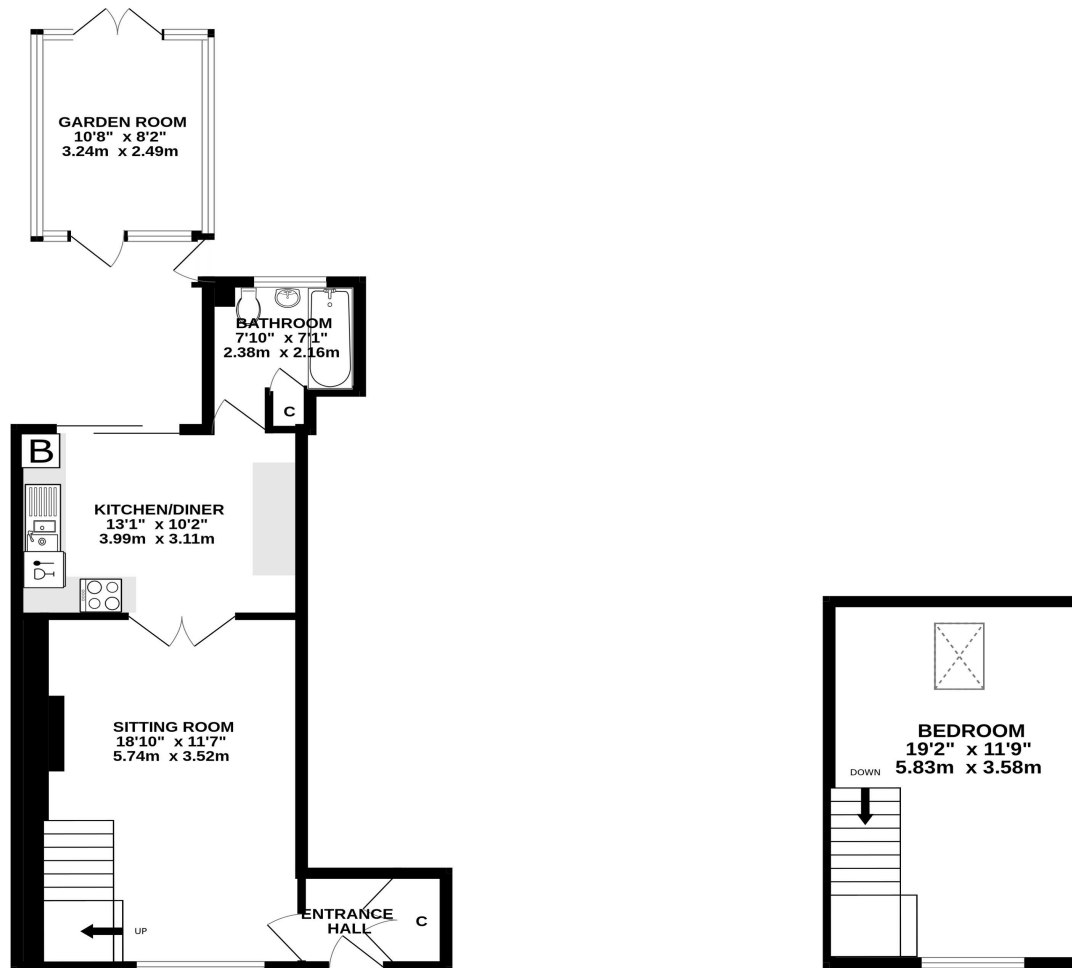
We are pleased to bring to market this charming one-bedroom cottage, offering more than meets the eye, together with off-road parking and an enclosed rear garden.

- Enjoy a spacious sitting room of excellent proportions, featuring a fireplace and double doors leading through to the kitchen.
- Neatly presented kitchen/breakfast featuring a range of wall, base and drawer units, an integrated dishwasher and washing machine, plus space for a free-standing fridge/freezer.
- Well-appointed ground floor bathroom comprising a bath with shower over, vanity unit with storage and wash basin, and WC.
- A particular feature of the property is the garden room, offering a useful additional reception area, separate from the house, with pleasant views over the garden to be enjoyed all year round.
- A well-proportioned principal bedroom with a dual aspect, fitted with a range of wardrobes and drawer units.
- To the rear is a good-size south-facing garden, predominantly laid to lawn with mature shrub borders, and benefiting from a versatile summer house ideal for storage.
- Further benefits include a shared driveway and one allocated parking space.



GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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