





£399,950

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 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 town centre, take a turning into Leigh Road passing the library on your left. Continue to the very end of the road, taking a left turn at the junction into Portway. Take the next right turn into Burleigh Lane and then first left into Burley Gardens. Continue to the end of the road, where the property will be found on the left hand side and easily identified by our for sale board.

## Description

Set within a superb plot in a desirable residential area on the southern side of Street, this detached three-bedroom bungalow is sure to prove popular. Offering excellent kerb appeal, generous outside space and well-presented accommodation ready for a buyer to simply drop their bags, this is an appealing home in a sought-after setting. Early viewing is highly advised.

Entering via the storm porch, the property opens into a central hallway which gives access to the principal rooms and creates an immediate sense of space and practicality. Situated to one end of the home are three bright and well-proportioned bedrooms, two of which benefit from built-in wardrobe space, offering flexible accommodation for family living, guests or home working. The hallway also gives access to the bathroom and separate WC. The bathroom is well appointed, comprising a bath with shower over, a vanity unit with basin and storage, WC and heated towel rail, while the separate WC provides added practicality. Adjacent, the stylish kitchen/breakfast room is fitted with a range of wall, base and drawer units, an integrated oven and hob, space for under counter appliances, and room for a small table and chairs. A door provides direct access to the rear garden. Finally, the sitting/dining room is a generously proportioned dual-aspect reception room, filled with natural light and offering a bright and welcoming space for both seating and dining. A feature fireplace forms an attractive focal point, while direct access to the conservatory extends the living accommodation further, creating a versatile space with a pleasant outlook over the garden and the perfect spot to relax or enjoy a cup of coffee.

## Location

The property is situated within one of the towns most desirable areas and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops, banks and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.





The rear garden is of a generous size, being mostly laid to lawn with a patio area providing an ideal space for al fresco dining and relaxation. Well-stocked herbaceous borders edge the garden, creating an attractive and established outdoor setting, ideal for families and keen gardeners alike.

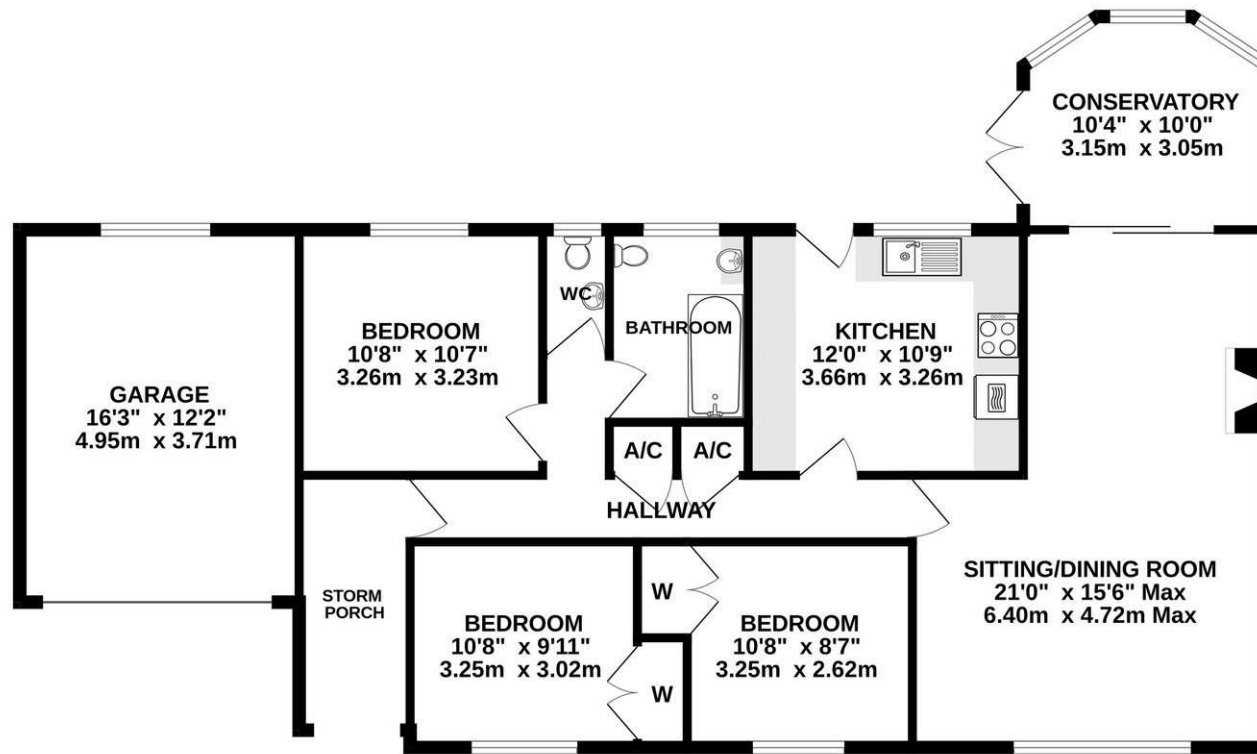
To the front, a great-sized lawn is bordered by mature hedgerow and gravelled areas with established planting, including mature leylandii, creating an attractive approach. A generous tandem driveway provides ample parking and leads to the garage, which is fitted with an up-and-over door together with power and light.



- Sought-after residential setting on the southern side of Street, offering a peaceful position within this well-regarded and desirable area.
- Bright dual-aspect sitting/dining room with a feature fireplace, creating a welcoming main reception space with access to the conservatory.
- Neatly presented kitchen/breakfast room with shaker-style units, integrated oven and hob, plus space for under counter appliances and everyday dining.
- Affording three generous sized bedrooms, all bright and light. With two benefiting from built in wardrobe space.
- Generous rear garden, mostly laid to lawn with patio seating and well-stocked borders, ideal for families, keen gardeners and outdoor dining.
- Occupying a superb plot with excellent kerb appeal, the property benefits from ample driveway parking leading to the garage, fitted with an up-and-over door.



GROUND FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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