



£320,000

*At a glance...*



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COUNCIL  
TAX

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**holland**  
& **odam**

3 Orchard Road  
Street  
Somerset  
BA16 0BT

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the High Street proceed to Living Homes and turn right into Orchard Road where the property will soon be identified on the left hand side by our For Sale Board. To access the off road parking, upon entering Orchard road, take a left hand turn into back lane. Pass Orchard Court retirement complex and turn right down a private lane. The parking and garage will be found on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is conveniently situated in the heart of this thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Ofsted rated Outstanding Strode College, Strode Theatre, indoor and open air swimming pools, Victoria Sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

## Insight

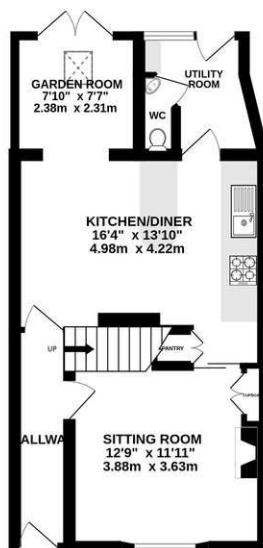
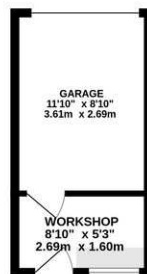
More than meets the eye and not to be overlooked, this deceptively spacious three-bedroom cottage is a true hidden gem. Tastefully decorated throughout, the property is rich in character while offering generous accommodation. Further benefits include a private garden, garage and off-road parking. Early viewing is highly advised.

- Conveniently located within easy walking distance of the high street and local amenities.
- Enjoying a spacious sitting room with a characterful wood-burning stove, providing a cosy and welcoming atmosphere.
- A superb open-plan kitchen, dining and garden room, thoughtfully designed for entertaining and everyday family living. Flooded with natural light from velux windows and French doors out to the garden.
- Stylish, well appointed kitchen with fitted wall, base and drawer units, large pantry cupboard, built-in oven and hob, integrated dishwasher and space for a free standing fridge/freezer.
- Affording three bedrooms, including two well-proportioned doubles, with the principal bedroom benefiting from a built-in wardrobe and en suite shower room.
- The property is serviced by the family bathroom, comprising bath with shower over, wash basin and WC.
- A low-maintenance rear garden featuring a small patio with bespoke seating and a decked walkway leading to an area of lawn.
- Externally, the property boasts ample driveway parking for multiple vehicles, leading to a single garage fitted with an up-and-over door, power and lighting, and a useful small workshop area.



GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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