





£279,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band C



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Estate/Management Charges £226 per annum.

Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing a former car dealership on the left and shortly after passing the Morrisons Daily convenience store, turn right into the Icon development. Turn right again into Lime Tree Square, and then left into Couture Grove. The property will be easily identified on the right hand side by our for sale board.

Description

Upon entering the property, a welcoming hallway provides access to the ground floor accommodation, with stairs rising to the first floor and useful built in storage cupboards providing practical space for everyday essentials. Positioned towards the rear of the property is a versatile third bedroom, which could equally serve as a home office, guest bedroom or additional reception room, depending on individual requirements. The ground floor is further complemented by a conveniently positioned shower room, comprising a shower enclosure, wash hand basin and WC, making this level particularly practical for guests or independent family members. A separate utility room provides additional space for laundry appliances and also gives direct access out to the rear garden. Stairs rise to the first floor landing, where doors open into the principal living accommodation.

Positioned towards the rear of the property, the spacious kitchen/dining room enjoys excellent natural light from two windows. The kitchen area is well appointed with a comprehensive range of wall, base and drawer units, providing ample storage and preparation space, together with an integrated fridge/freezer, built in oven and hob. The dining area offers plenty of space for a table and chairs, creating a practical and sociable setting for everyday meals and entertaining. Occupying the front of the first floor is a generously proportioned sitting room, providing a bright and inviting space to relax and unwind. The room offers excellent flexibility for arranging seating and occasional furniture, whilst a large window allows natural light to flood the space. A particularly appealing feature is the adjoining balcony, providing a pleasant outdoor retreat, perfect for enjoying a morning coffee or some fresh air. An airing cupboard accessed from the landing provides further useful storage.

The second floor is dedicated to the principal bedroom accommodation, with two generously proportioned bedrooms positioned towards the front and rear of the property. Both bedrooms offer excellent space for bedroom furniture and benefit from their own en-suite facilities, providing an appealing arrangement for families, guests or those seeking additional privacy. The bedroom positioned towards the rear benefits from an en-suite shower room, comprising a shower enclosure, wash hand basin and WC. The front bedroom is similarly well proportioned and enjoys the added advantage of its own balcony, creating a pleasant outdoor retreat. This bedroom is served by an en-suite bathroom, fitted with a bath, wash hand basin and WC. The arrangement of two substantial bedrooms, each with dedicated bathroom facilities, is a particularly attractive feature of this versatile townhouse.

Location

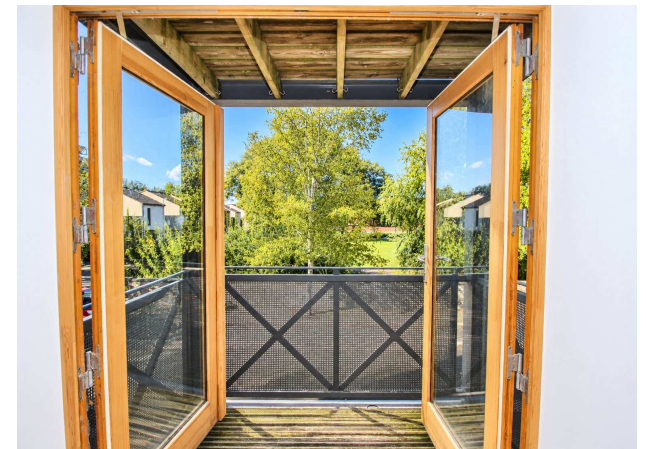
Couture Grove forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.





The property benefits from an enclosed garden, laid predominantly to gravel, providing a practical and easily managed outdoor space with room for seating and potted plants. A useful garden shed offers additional storage for gardening equipment and outdoor essentials.

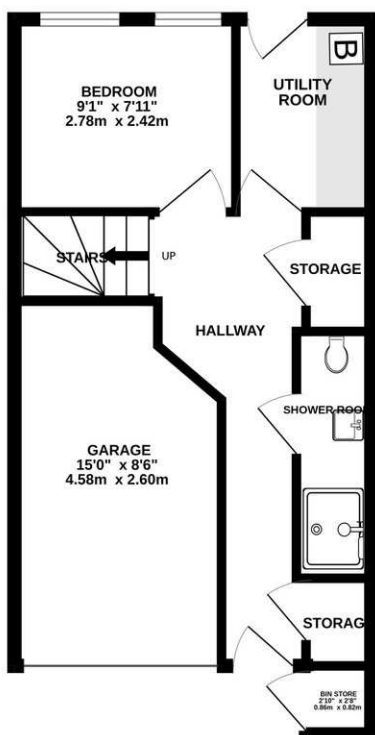
An integral garage provides a valuable addition to the property, fitted with an up and over door offering secure parking or useful storage. Opposite the property is an additional allocated parking space.



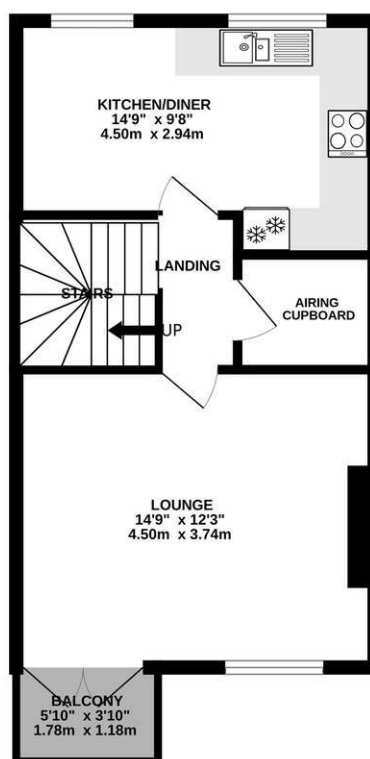
- Spacious and versatile three bedroom townhouse, with well proportioned accommodation thoughtfully arranged over three floors.
- Generous first floor sitting room, enjoying plenty of natural light and access to a balcony, providing an attractive space to relax and unwind.
- Well appointed kitchen/dining room, featuring ample fitted storage, integrated appliances and a dedicated dining area.
- Affording three bedrooms with two spacious second floor bedrooms, both benefiting from their own en-suite facilities, with an additional balcony serving the front bedroom.
- Enclosed garden laid predominantly to gravel, offering an easily managed outdoor space with room for seating and a useful garden shed.
- Integral garage and additional off road parking, providing convenient parking and useful storage space.



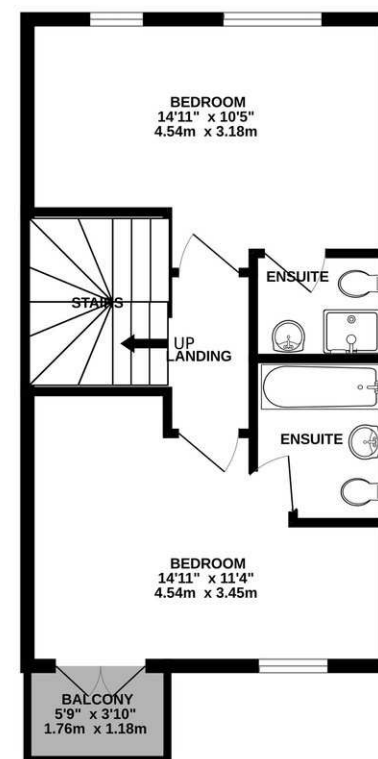
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



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



2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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