

£295,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

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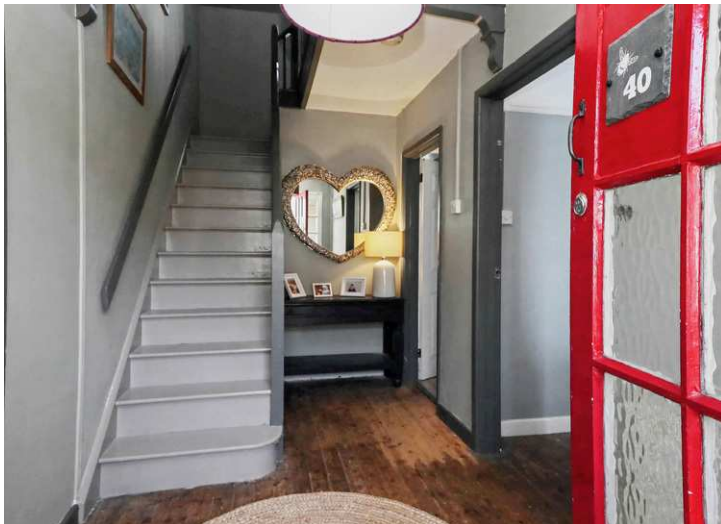


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Energy
Rating

D

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

Directions

Follow the High Street west, passing the right turn for Orchard Road. Take the next right into Cranhill Road, continue past the left-hand turn into Oxendale, and the property is located a short distance ahead on the right-hand side.

Description

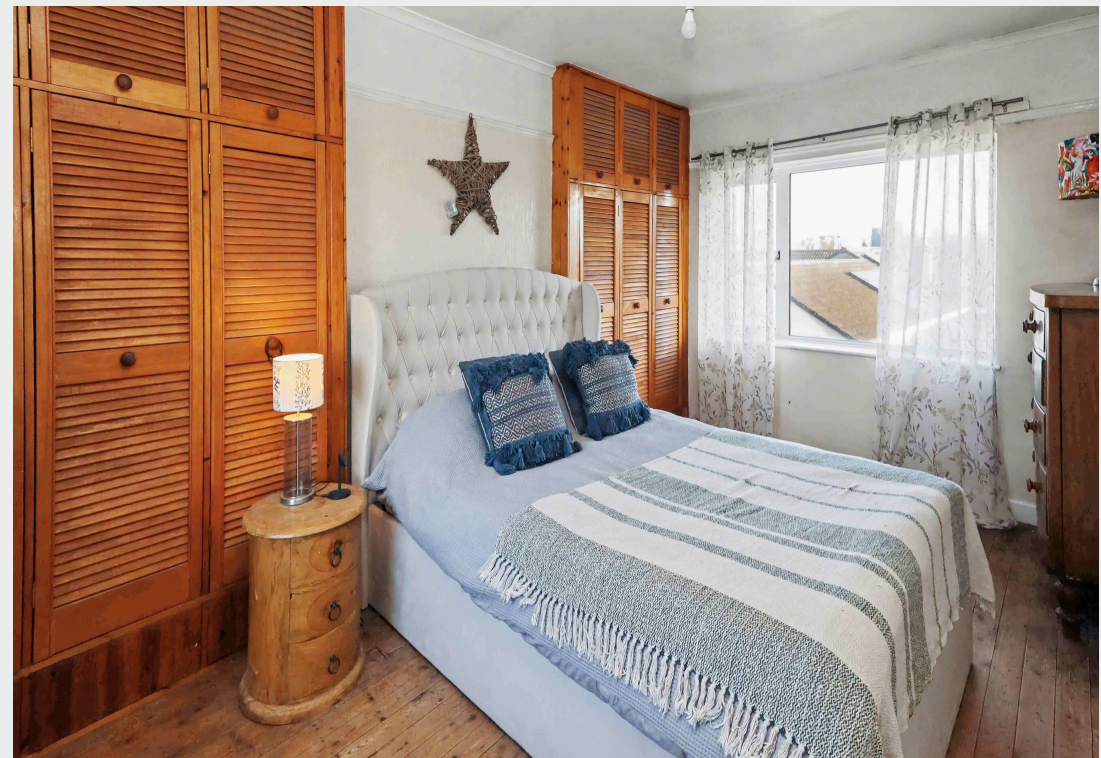
An imposing three bedroom semi detached home, well positioned within a short and level walk of Street High Street, Clarks Village and a wide range of local amenities. The property is available with vacant possession and offers well balanced accommodation over two floors. Original features including exposed wooden flooring. There are two reception rooms, a kitchen with adjoining garden room, and a ground floor cloakroom. Outside, the house benefits from off road parking and an enclosed rear garden with useful outbuildings.

An open front entrance porch leads into the reception hall, where stairs rise to the first floor landing and doors open into the principal ground floor rooms. Exposed wooden flooring runs from the hallway into both the sitting room and dining room. The sitting room has a window to the front along with a further window and door opening to the rear garden. The dining room also enjoys a front facing aspect and offers flexibility as a second reception or a dining room. The kitchen looks out over the rear garden and provides space and plumbing for a gas or electric cooker and dishwasher, along with a useful walk in pantry. A part glazed door opens into the lean-to garden room, where there is space and plumbing for a washing machine and access into the ground floor WC. This additional space works well as a utility area or informal garden room.

On the first floor, matching panel doors lead to three bedrooms and the family bathroom, with a rear facing window on the landing overlooking the garden. Bedroom one enjoys dual aspect windows and built in wardrobes to either side of the chimney breast. Bedroom two has a front facing aspect, while bedroom three overlooks the rear garden and houses the airing cupboard with gas fired combination boiler. The bathroom comprises a white suite with panel bath, mains shower over, WC and wash hand basin. Exposed wooden flooring continues throughout the landing and all three bedrooms.

Location

The property is conveniently situated being a short walk from the High Street enjoying an excellent range of shops, cafes and restaurants and Clarks Village with its wide range of shopping outlets. Street also has the benefit of both indoor and open air swimming pools, Strode College and Victoria sports club. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. Access to the M5 motorway can be gained at junction 23 (Dunball) some 12 miles distant whilst Bristol, Bath, Taunton and Exeter are all within commuting distance.

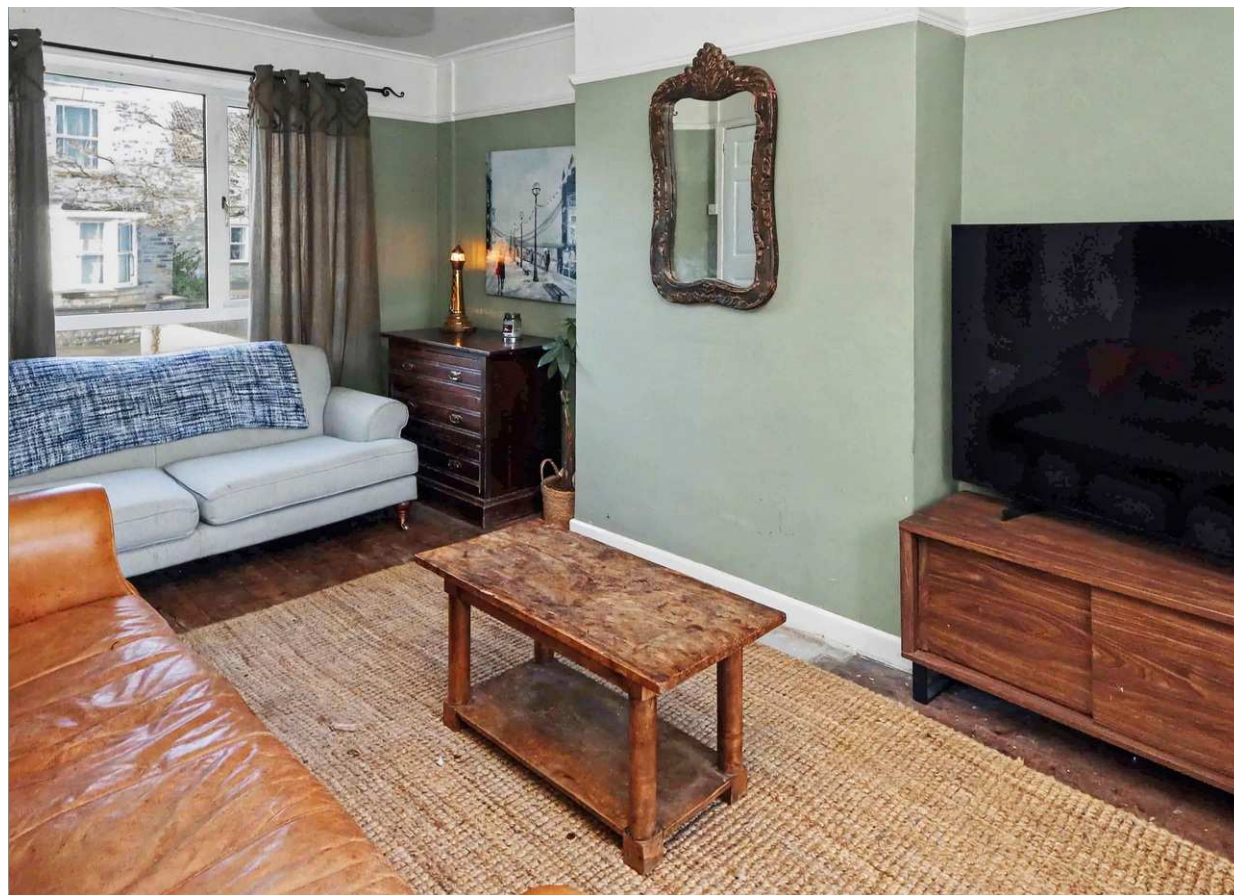




The property is set back from the road with off road parking for at least two vehicles. We are advised by the vendors that the frontage has been used for off-road parking for over 20 years, although formal consent for a lowered kerb has not been obtained. A pedestrian pathway to the side provides access to the enclosed rear garden, which is mainly laid to lawn with a footpath leading to the far end. There is a small timber garden shed and two useful block built stores or workshop spaces, offering excellent practical storage.

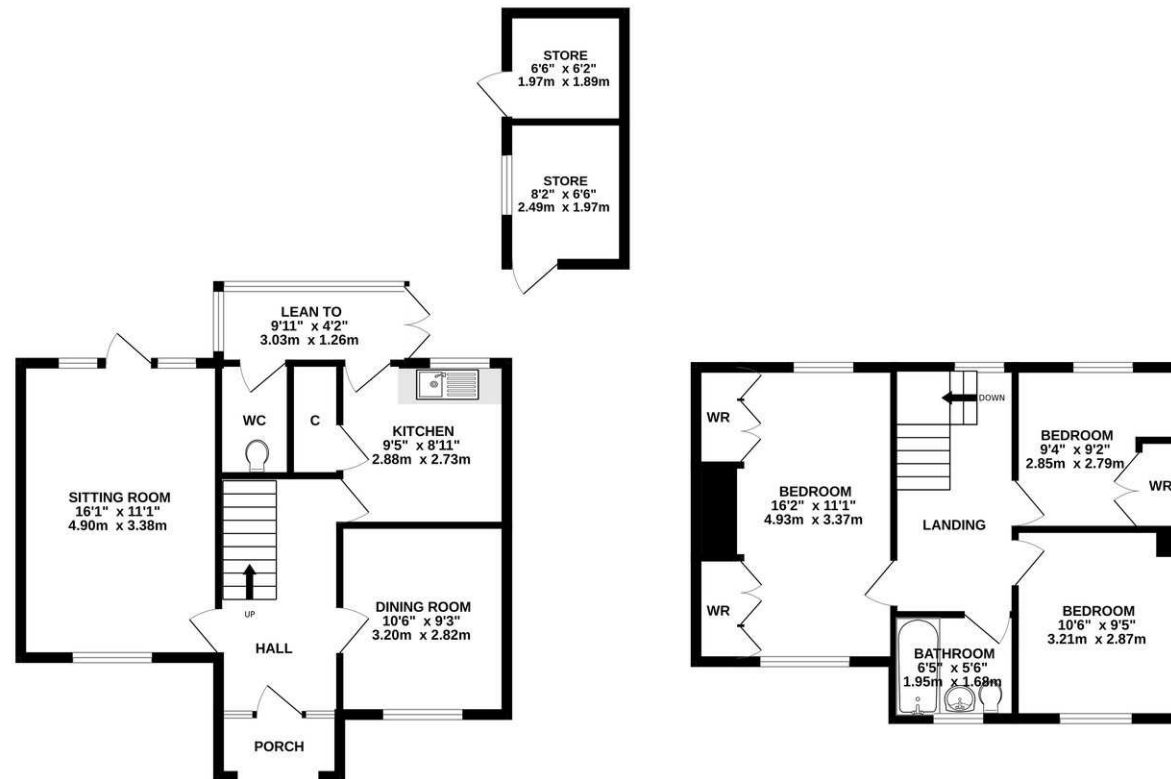


- Three bedroom semi detached home within walking distance of Street High Street, Clarks Village and local amenities, offered with vacant possession and well suited to a range of buyers
- Two reception rooms with exposed wooden flooring, providing flexible living and dining space with both rooms enjoying good natural light
- Kitchen overlooking the rear garden with walk in pantry and adjoining garden room, creating useful additional space for utility or informal seating
- First floor accommodation includes three bedrooms and family bathroom, with exposed wooden floors throughout and built in storage to two bedrooms
- Enclosed rear garden mainly laid to lawn with side access, timber shed and two block built stores or workshops offering excellent storage options
- Off road parking to the front for at least two vehicles (please refer to the notes within the main description)



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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