



£425,000

At a glance...



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**holland
& odam**

43 Orchard Road
Street
Somerset
BA16 0BT

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed to Living Homes and turn right into Orchard Road, continue along towards the end of the road, where the property will be identified on the left hand side.

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

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.

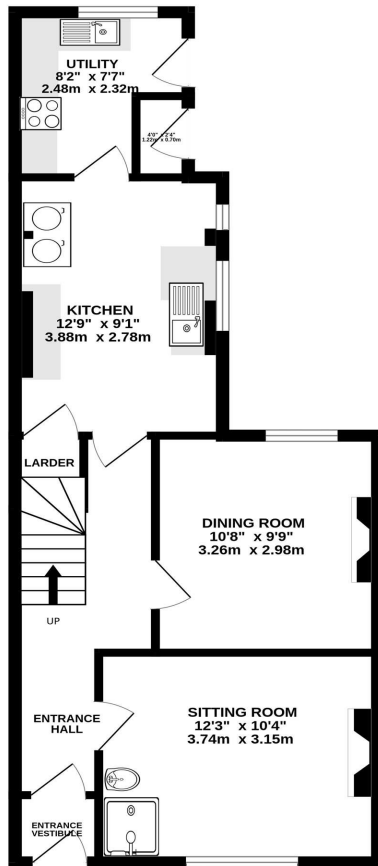
Insight

A charming four-bedroom semi-detached home built from attractive Blue Lias stone, offering fantastic potential for improvement and modernisation. Benefiting from a generous rear garden, off-road parking, and situated in a desirable location just a stone's throw from the High Street and Clarks Village, the property presents an excellent opportunity to add value. Notably, the site also benefits from lapsed planning permission for the erection of a separate dwelling, further enhancing its development potential (subject to reinstating the consent).

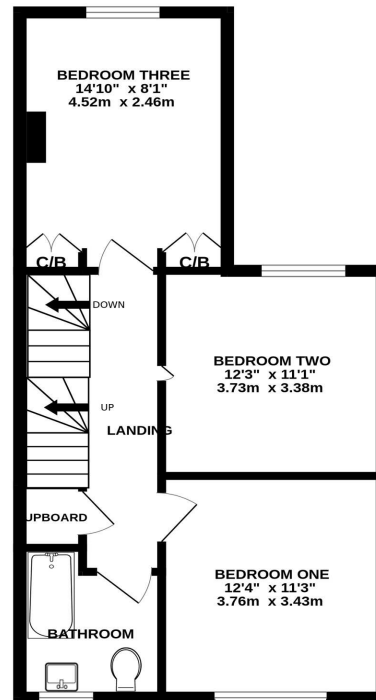
- Previously granted (now lapsed) planning permission for a detached dwelling, offering exciting potential for future development (subject to consents).
- Enjoys a spacious sitting room with a feature fireplace and a large front-facing window, creating a bright and welcoming living space.
- Generous dining room featuring a gas fireplace and a large window overlooking the rear garden, offering a bright and comfortable space for relaxing or entertaining.
- Spacious kitchen fitted with base units, larder cupboard, sink, and feature AGA (not in working order) and space for appliances offering great potential for enhancement.
- Useful utility room with fitted wall, base, and drawer units, sink, and space for laundry appliances. Door provides direct access to the rear garden.
- Affording four spacious double bedrooms thoughtfully arranged over two floors, ideal for family living or flexible use.
- Family bathroom featuring a panelled bath, WC, and wash basin, offering a functional and comfortable space with scope for modernisation.
- Generous south-west-facing garden, mainly lawned with mature shrubs and established trees. Includes a derelict triple garage offering scope for restoration or redevelopment.
- Boasting off-road driveway parking for multiple vehicles, with secure access behind iron gates.



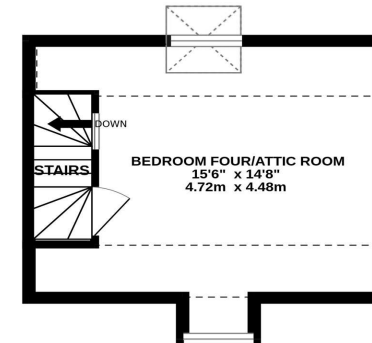
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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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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