





£330,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

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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

Directions

From the town centre proceed in a westerly direction along the High Street and shortly after passing former car Dealership on the left, turn left into Stonehill. Take the first right turning into Queens Road and then left into Princes Road. The property will be found a short distance after on the right hand side and easily identified by our for sale board.

Description

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation and the staircase rising to the first floor. From here, the layout flows naturally through the home, with a good balance of practical and entertaining spaces. The kitchen occupies a central position within the home and forms a practical hub for everyday life, fitted with a comprehensive range of wall, base and drawer units, a range-style cooker, dishwasher and space for a freestanding American-style fridge freezer. The kitchen enjoys views over the rear garden, while a door leads through to the useful utility room, which provides plumbing for both a washing machine and tumble dryer. A ground floor bathroom is conveniently positioned nearby and comprises a corner bath, wash basin, WC and heated towel rail. Moving on, the adjoining play room/gym offers excellent flexibility and could equally lend itself to use as a home office, hobby room or additional reception space. There is also useful garage and storage accommodation, adding further practicality to the ground floor. From the kitchen, the accommodation continues through to the dining room, an ideal space for family dinners and entertaining, with French doors opening directly out onto the rear garden and creating a lovely connection with the garden. Further double doors lead through to the sitting room, creating an appealing arrangement for entertaining and family gatherings. A multi-fuel stove takes centre stage, providing a warm and inviting focal point to this more relaxed secondary reception space. The separate living room offers a comfortable principal reception room, with a large bay window flooding the room with natural light. An ornate fireplace draws the eye and, if desired, could be reinstated to create an attractive focal point. Together, these interconnected yet distinct reception rooms give the ground floor a wonderfully versatile feel, providing an excellent balance of space for both relaxed family life and entertaining.

The staircase rises to the first-floor landing, where the three bedrooms and family shower room are arranged. There are two well-proportioned, light and bright double bedrooms, both benefiting from excellent storage in the form of either fitted wardrobes or useful built-in cupboard space. The third bedroom provides further flexibility and could comfortably be used as a child's bedroom, guest room or home office, depending on individual requirements. Completing the first-floor accommodation is the family shower room, fitted with a large shower enclosure, wash hand basin, WC and heated towel rail.

Location

The property is situated in a residential area towards the town's western outskirts yet within walking distance of the town centre with its excellent range of restaurants and shopping facilities including Clarks Village. Street also offers good recreational and sporting facilities including both indoor and open air swimming pools and Strode Theatre. The historic town of Glastonbury is 3 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.



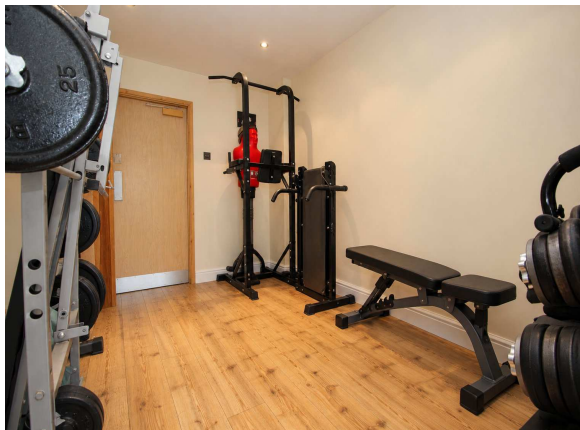


The generous rear garden enjoys a desirable south-westerly aspect, providing a lovely outdoor space with plenty of afternoon and evening sunshine. A large decked area, framed by a raised flower-filled planter, offers an excellent spot for relaxing, while the adjoining patio is perfect for alfresco dining and entertaining. Steps lead up to a lawn edged by well-stocked borders, with an established fruit tree adding to the mature setting. A charming shrub-clad pergola provides a secluded and versatile area with a multitude of uses. At the far end, a useful garden shed and unfinished workshop offer exciting potential to create a home office, studio, hobby space or additional storage, subject to any necessary permissions.

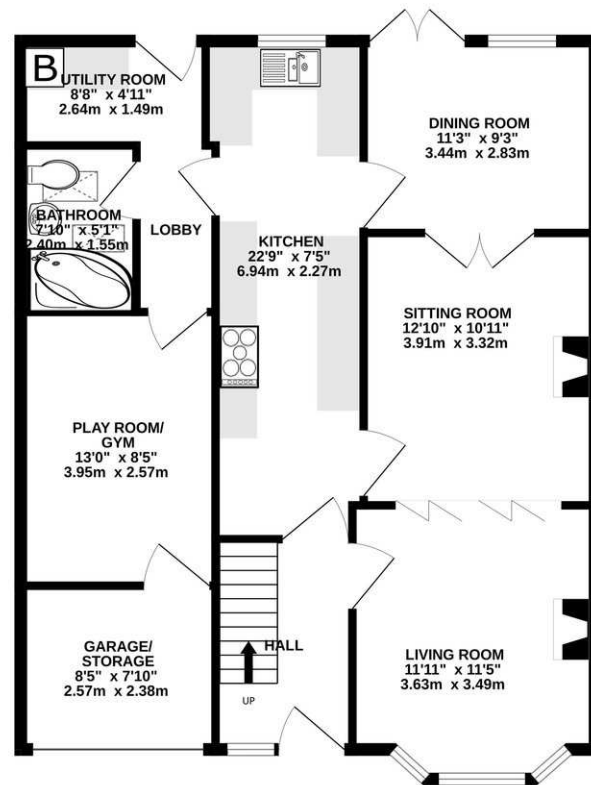
To the front, a gated driveway provides parking for multiple vehicles, complemented by mature planting which creates an attractive and welcoming approach. The established greenery and well-presented frontage give the property excellent kerb appeal.



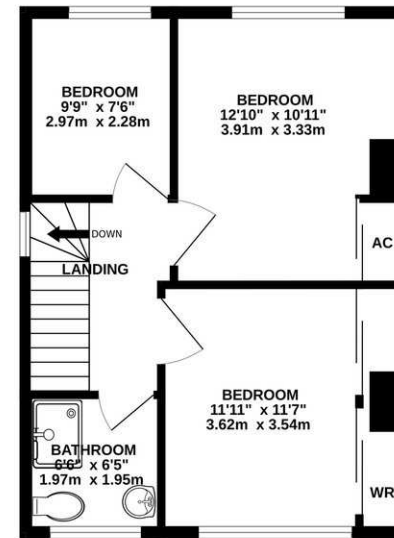
- Three versatile reception rooms, featuring a multi-fuel stove and ornate fireplace, together creating a superb social space for relaxing, entertaining and family life.
- Well-appointed kitchen fitted with a comprehensive range of units, providing excellent storage and workspace, while enjoying pleasant views across the rear garden.
- Flexible playroom/gym and separate utility room, offering excellent practical and adaptable space.
- Three well-proportioned bedrooms, including two bright double bedrooms with excellent storage.
- South-westerly facing rear garden with generous lawn, mature planting and established fruit tree.
- Gated driveway parking for multiple vehicles, with attractive frontage and excellent kerb appeal.
- Benefits from 16 solar panels, helping reduce electricity costs, with payments also received for surplus energy generated and exported back to the grid.



GROUND FLOOR



1ST FLOOR



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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