



£239,950

*At a glance...*



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EPC

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COUNCIL  
TAX

B

**holland  
& odam**

17 Wessex Court  
Street  
Somerset  
BA16 0GJ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Avalon Guns on the left and shortly after passing the Morrisons Daily convenience store on the left. Turn right into the Icon development and right again into Lime Tree Square. Take a left into Couture Grove and continue straight ahead, take the third left onto Wessex Court and head towards the end of the road. The property will be found on the left hand side and easily identified by our for sale board.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold  
Estate and management charges £291.98 per annum



## Location

The property is situated in the award winning Barratt Homes development, located on the western side of the town, its centre offering a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open air swimming pools. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, and Taunton are within commuting distance.

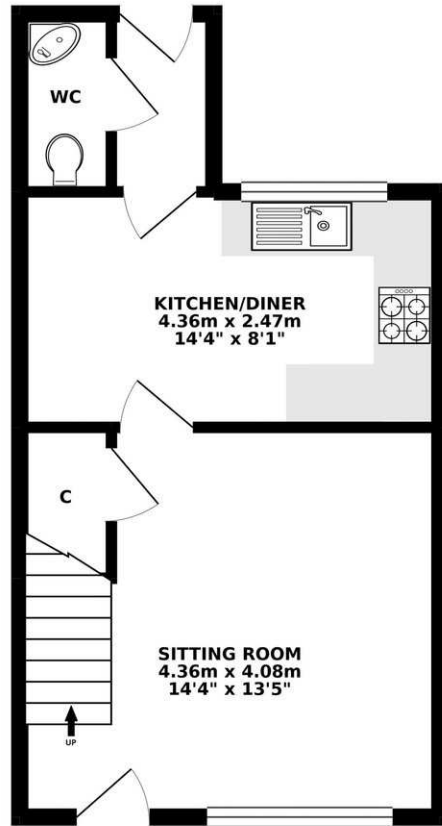
## Insight

A well-presented contemporary townhouse, set within the sought-after Houndwood development. The property is stylishly appointed throughout, offering off-road parking for two vehicles and a desirable south-facing garden. Early viewing is strongly recommended to avoid disappointment.

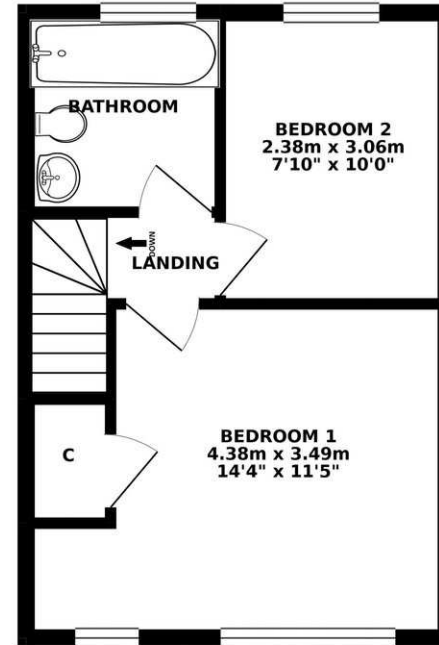
- Enjoying a bright and generously sized sitting room, beautifully lit by a feature floor-to-ceiling window creating a light and airy feel.
- Stylish kitchen which has been fitted with a comprehensive range of base, wall and drawer units, contrasting worktop surfaces and a built-in oven and hob with ample room for dining table and chairs.
- Two well-proportioned bedrooms on the first floor, including a generous master with ample space for free standing furniture.
- Contemporary family bathroom comprising bath with shower over, wash basin and WC.
- Attractive and desirable south-facing landscaped garden encompassing patio terrace and area of lawn, perfect for outdoor dining and relaxation.
- Benefitting from two allocated parking spaces found directly in front of the house.



GROUND FLOOR 32.38 sq. m.  
( 348.55 sq. ft. )



1ST FLOOR 28.62 sq. m.  
( 308.07 sq. ft. )



TOTAL FLOOR AREA : 61.00 sq. m. ( 656.62 sq. ft. ) 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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