



£250,000

*At a glance...*



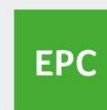
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**holland  
& odam**

89 Main Street  
Walton  
Street  
Somerset  
BA16 9QH

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village. Pass Beehive self storage on the right hand side. The next landmark is the church. Shortly after passing the church, the property will be found on the left hand side and easily identified by our for sale board. Parking can be found by parking at the rear of the property.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

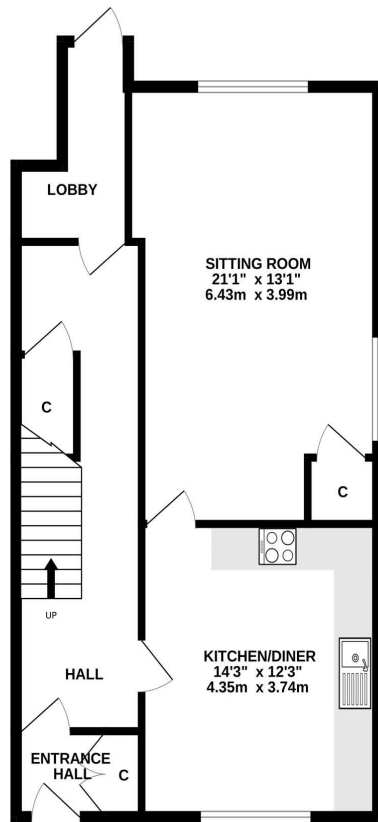
## Insight

A deceptively spacious and generously proportioned two-bedroom cottage, offering versatile living accommodation throughout. This charming home further benefits from a garage, private driveway parking, and a superb-sized south-facing garden. Viewing is highly advised.

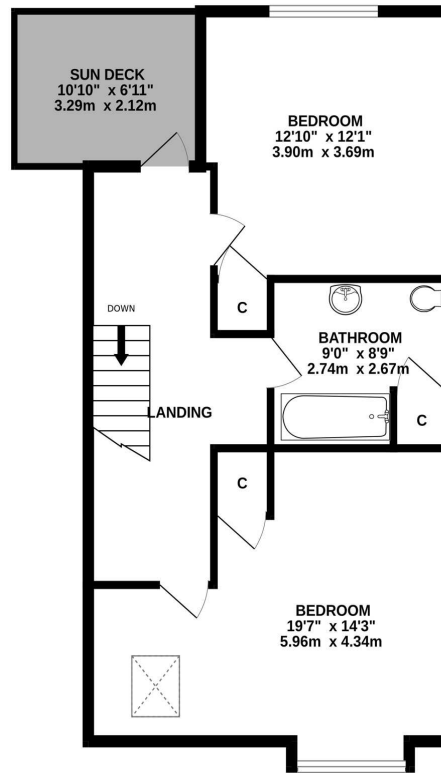
- Enjoying a bright and beautifully proportioned dual-aspect sitting room, enjoying an abundance of natural light and offering ample space for furniture, together with a useful storage cupboard.
- A well-appointed kitchen/diner of excellent proportions, fitted with a range of wall, base and drawer units, with space for a free-standing cooker, fridge/freezer and under counter appliances.
- Boasting two generously proportioned bedrooms, both wonderfully light and airy, each further enhanced by built-in cupboards providing excellent storage.
- Stylish and contemporary family bathroom, beautifully appointed with a bath and shower over, wash hand basin and WC, and further benefiting from an airing cupboard.
- Spacious landing with additional storage cupboard and door to the balcony, a lovely sun trap ideal for sitting out and relaxing.
- Fabulous size south-facing garden, enclosed and mainly laid to lawn, with a central folly/pizza oven creating a lovely focal point for alfresco dining, entertaining and family gatherings.
- Benefiting from a driveway with parking for multiple vehicles, leading to the garage fitted with an up-and-over door.



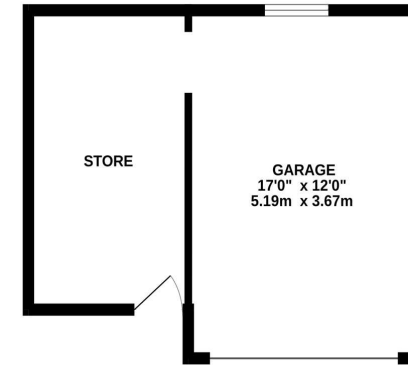
GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



OUTBUILDINGS  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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## DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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