



£299,950

At a glance...



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**holland
& odam**

105 West End
Street
Somerset
BA16 0LJ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street with the Bear Inn on your left. Continue through the shopping centre, passing Avalon Guns, a Police Station and Morrison's Daily convenience store on your left. Number 105 will be found on the left hand side a short distance after the Co-operative, identified by our for sale board.

Services

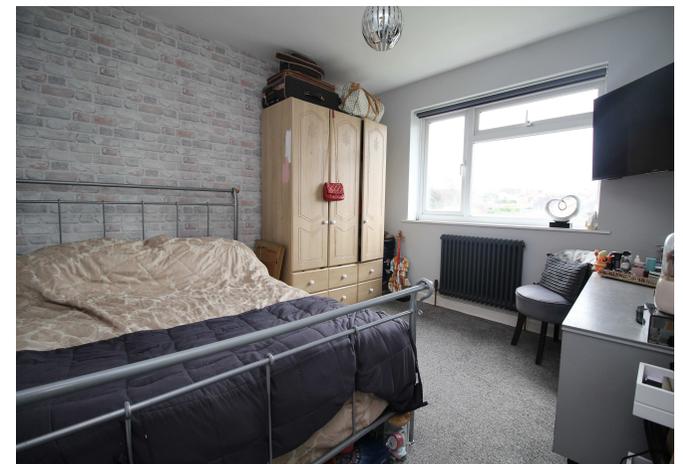
Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



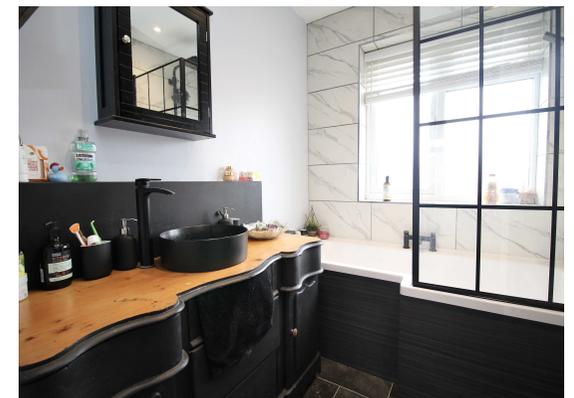
Location

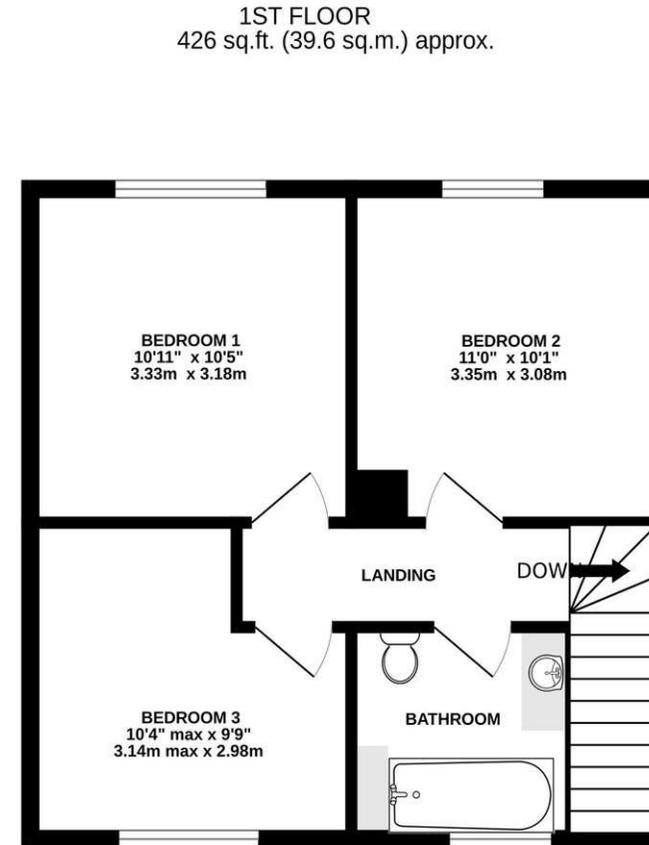
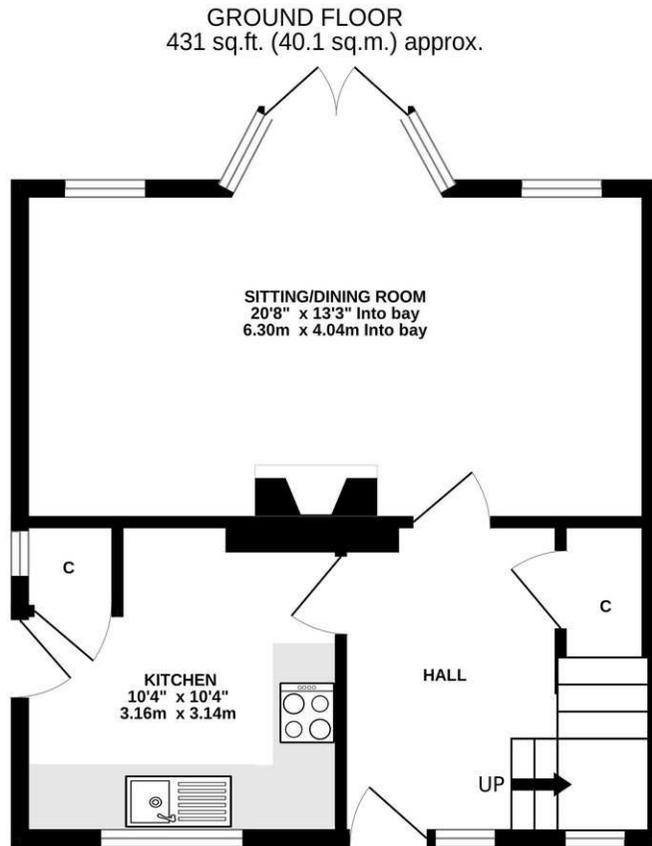
West End continues from the High Street and comprises mainly Victorian and period houses and cottages with some newer development. Conveniently located close to the centre of Street which offers an excellent range of shopping facilities including Clarks Village with its complex of factory shopping outlets. Street also has good recreational and sporting facilities including Strode Theatre, both indoor and open air swimming pools, tennis, bowls, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 9 miles, whilst the nearest M5 motorway interchange at Dunball, Bridgwater (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Insight

A mature three-bedroom semi-detached house, conveniently located close to the High Street and local amenities. Offering off-road parking and an enclosed rear garden, this property would make an ideal purchase for first-time buyers and investors alike.

- A spacious reception room with separate dining and lounge areas, offering a versatile layout and French doors opening directly onto the rear garden.
- Enjoying a generously proportioned lounge area featuring a striking fireplace, creating an attractive focal point and a warm, inviting space for everyday living and entertaining.
- The kitchen is fitted with a range of wall, base and drawer units, with space for under-counter appliances and a fridge/freezer, together with a built-in cupboard and door to the side of the property.
- Affording three well-proportioned double bedrooms, all of which are light and bright, with large windows allowing for plenty of natural light throughout.
- Serviced by the family bathroom, comprising a bath with shower over, wash basin with storage beneath, WC and useful built-in storage.
- The property enjoys a low-maintenance, south-facing rear garden, mainly laid to lawn with a patio adjoining the rear extension, together with a garden shed providing useful storage.
- To the front, there is an ample driveway with car port providing tandem parking, together with an area of lawn and established shrubs.





TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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