








£246,500

To View:

Holland & Odam
3 Farm Road, Street
Somerset, BA16 0BJ
01458 841411
street@hollandandodam.co.uk

-  3
-  1
-  2
- Energy Rating **D**

Council Tax Band **B**



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

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Directions

Proceed along the A39 Street bypass towards the neighbouring village of Walton. Pass through three sets of traffic lights and take a right turn into Houndwood Drove, just before the roundabout and Sainsbury's. Continue along Houndwood Drove following the road around to the left, and proceed until you reach Portland Road. Follow the road along, passing the turning for woods road on the right, and the property will be found after a short distance on the left hand side and easily identified by our for sale board.

Description

Advantageously available with no onward chain and vacant possession, this mature and neatly presented three bedroom end of terrace house offers an excellent opportunity for a range of buyers. The property benefits from driveway parking and a good size garden, with further scope to extend, subject to the necessary planning permission and consents. A well positioned home with plenty of potential, it would make an ideal purchase for first time buyers, families, down sizers or investors alike.

The accommodation is accessed via an entrance hall, with stairs rising to the first floor, a useful under stairs storage cupboard and doors leading to the principal ground floor rooms. To the front of the property is a good size sitting room, enjoying a large front facing window which allows for plenty of natural light. Bi fold doors open through to the dining room, creating a fantastic social space, perfect for entertaining, while still offering the flexibility to use the rooms as more defined and separate areas when desired. The dining room is bright and welcoming, with French doors opening directly onto the patio, providing a lovely connection to the garden. There is also an opening through to the kitchen, which is fitted with a range of wall, base and drawer units, along with a built in oven and hob, and space for under counter appliances. A door from the kitchen leads out to the covered passageway, which provides access to both the front of the property and the rear garden. From here, there is a convenient utility room, fitted with wall and base units and plumbing for laundry facilities. Adjacent to this is a handy ground floor WC.

To the first floor, a spacious landing provides access to the loft, three bedrooms and the family shower room. There are two well proportioned double bedrooms, one of which benefits from fitted cupboards. The third bedroom is a versatile single room, ideal as a nursery, home office or dressing room, and also benefits from built in storage. A contemporary family shower room serves the property and comprises corner shower enclosure, vanity with basin and Wc and finished off with a heated towel rail.

Location

Portland Road is located on the north western edge of Street adjacent to countryside. Street is a popular mid Somerset town with an attractive choice of shops in the Clarks Village Complex. Street also provides a theatre, health centre, indoor and open air pools, college, primary and secondary schools and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.





The fully enclosed rear garden is mainly laid to lawn, with a large patio extending from the rear elevation and a useful garden shed. There is also additional parking and rear access via a shared lane, with the property backing onto The Batch park.

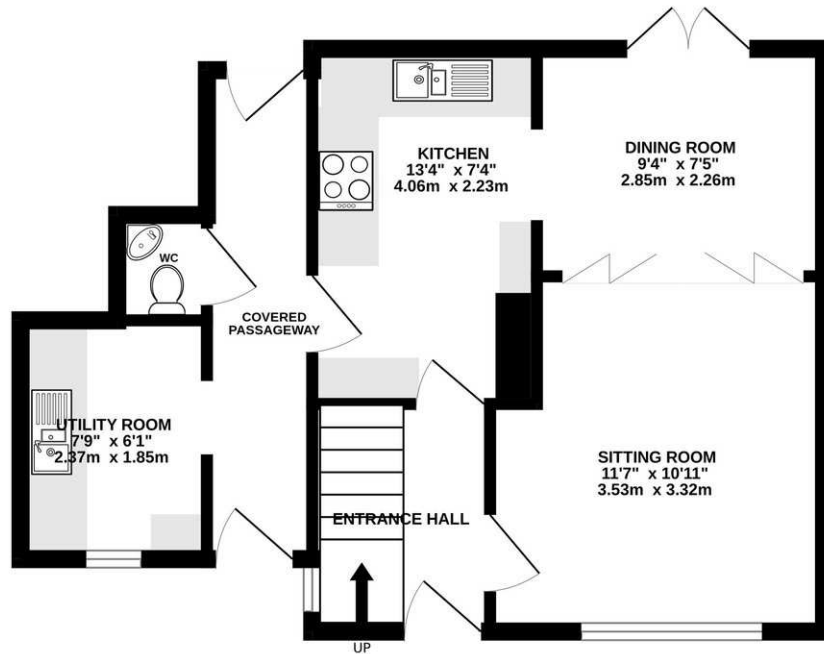
To the front of the property, a generous driveway provides parking for multiple vehicles, creating a practical and welcoming approach to the home.



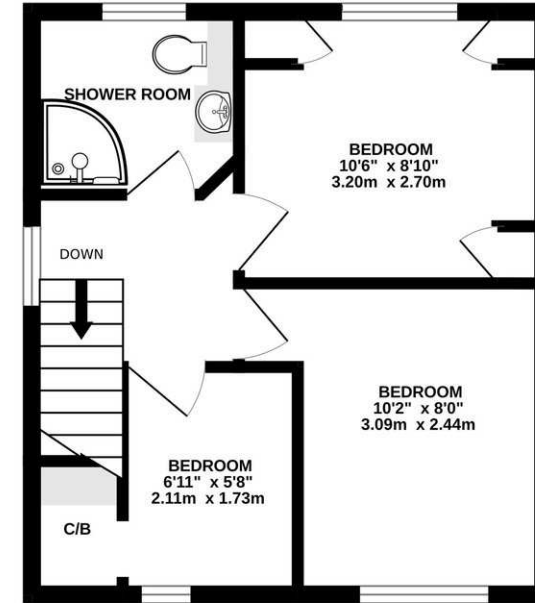
- Situated on the northern side of the town, within an established residential area, the property is well placed for access to nearby countryside walks.
- Sociable sitting and dining room layout, with the option to open the space up for entertaining or close it off to create two designated rooms.
- Two well proportioned double bedrooms plus a versatile single bedroom, ideal as a nursery, home office or dressing room.
- A separate utility room, ground floor WC and covered passageway add excellent everyday convenience.
- Generous frontage with driveway parking for multiple vehicles, creating a practical and welcoming approach to the property.
- Fully enclosed rear garden, mainly laid to lawn, with a large patio, useful garden shed, rear access and additional parking via a shared lane.



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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