



£260,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

72 Cranhill Road  
Street  
Somerset  
BA16 0BZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

Follow the High Street in a westerly direction passing a right turn for Orchard Road. Take the next right into Cranhill Road, follow the road almost to the end where the property will be found opposite the Fire Station and clearly 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](http://somerset.gov.uk)

## Tenure

Freehold



## Location

The property is conveniently situated being a short walk from the High Street enjoying an excellent range of shops, banks, cafes and restaurants and Clarks Village with its wide range of shopping outlets. Street also has the benefit of both indoor and open air swimming pools, Strode College and Victoria sports club. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. Access to the M5 motorway can be gained at junction 23 (Dunball) some 12 miles distant whilst Bristol, Bath, Taunton and Exeter are all within commuting distance.

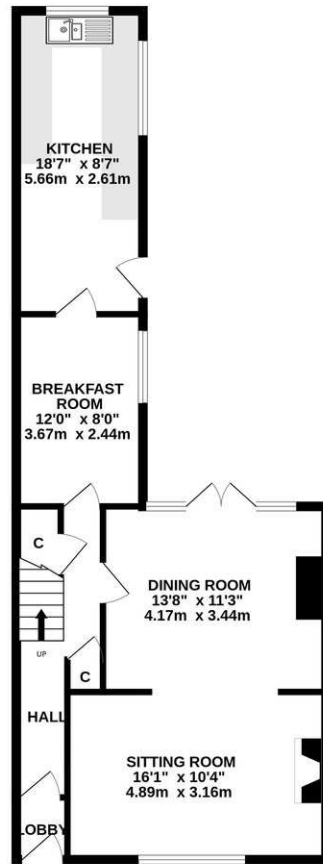
## Insight

A three-bedroom terraced house with off-road parking and an enclosed rear garden, offering well-proportioned and versatile accommodation throughout. Perfect for those looking to put their mark on a property, and conveniently located close to the High Street, Clarks Village, and local amenities.

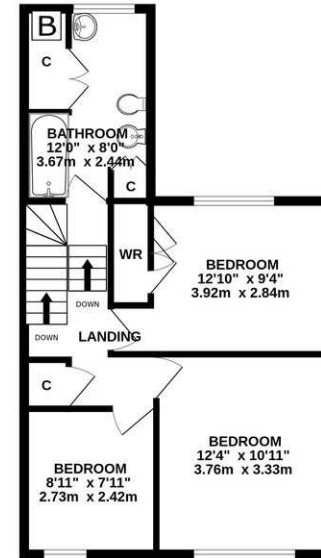
- Spacious dual-aspect sitting room featuring a stone fireplace with multi-fuel stove, offering a warm and inviting focal point.
- Fitted kitchen with a range of wall, base and drawer units, built-in oven and hob, space for under-counter appliances, ample worktop space, and a door leading to the rear garden.
- Good-sized separate dining room, ideal for formal dining or family meals.
- Affording three bedrooms, including two well-proportioned doubles and a further generous single, offering comfortable and flexible accommodation for families or guests.
- Family bathroom comprising a bath with shower over, wash basin, WC, and bidet, also housing the airing cupboard for additional storage.
- Superbly sized rear garden featuring a large patio, an area of lawn, and a variety of mature shrubs and trees, all fully enclosed perfect for families or keen gardeners.
- To the front of the property, there is off-road driveway parking for multiple vehicles.



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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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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