





OIEO £400,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C/C

Council Tax Band A/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

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.

Description

A rare opportunity to acquire two neighbouring period cottages in the heart of Walton, available together and ideally suited to multi-generational living, dependent relatives, guest accommodation or buyers seeking flexible dual-home living. Together, the properties offer a total of three bedrooms, two bathrooms, versatile reception space, generous south-facing gardens, garage and driveway parking, plus an additional allocated space. Set within this popular village location, with local amenities close by and Street just 1 mile away, the combined offering presents a highly adaptable and appealing home arrangement.

Held together, the two properties create an exceptionally flexible and highly appealing village offering. Positioned side by side in the heart of Walton, the cottages each enjoy their own distinct character, private outdoor space and separate parking arrangements, making them particularly well suited to families seeking independence without losing the comfort of close proximity.

87 Main Street is a charming one-bedroom cottage, comprising a sitting room, kitchen/diner, bathroom and a separate garden room that adds valuable extra reception space. Alongside it, 89 Main Street offers a deceptively spacious two-bedroom cottage with a generous sitting room, well-proportioned kitchen/diner, bathroom and a sun deck balcony. Combined, the properties provide a rare opportunity for multi generational living, whether for parents wishing to remain close by, an older child wanting their own home, or buyers needing comfortable guest accommodation while preserving privacy and day-to-day independence for both households.

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.



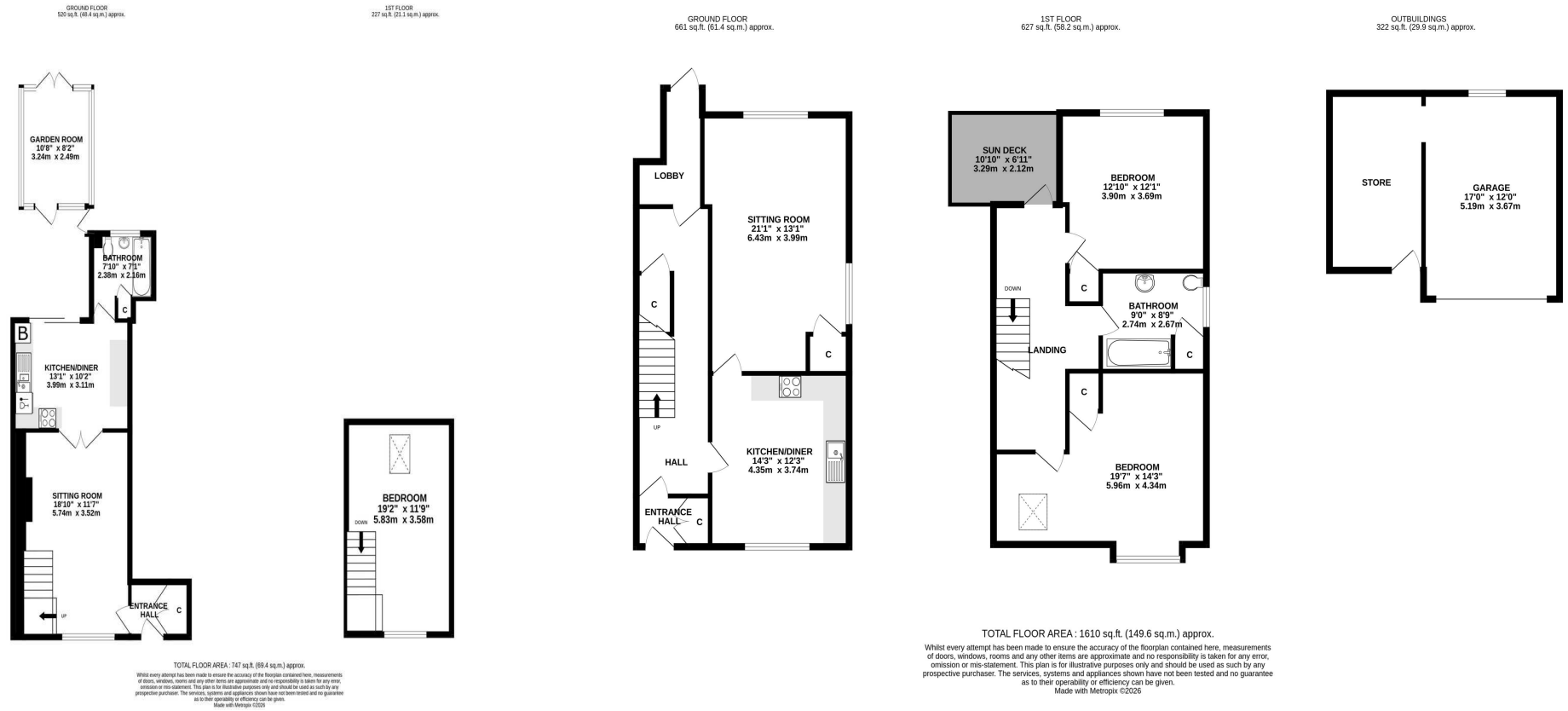


Both homes enjoy attractive south-facing gardens. Number 87 further benefits from a useful summer house/store, while Number 89 boasts a generous lawned garden with a central folly/pizza oven, perfect for outdoor dining and entertaining.

The combined arrangement includes shared and private parking, with one allocated space serving Number 87 and a driveway, garage and space for multiple vehicles serving Number 89.

- Independent yet connected living, ideal for relatives, dependent family members or grown-up children wanting privacy while remaining close at hand.
- An excellent arrangement for carers, regular guests or blended families, offering the benefit of separate space with day-to-day convenience nearby.
- Both homes enjoy appealing south-facing outside space, perfect for relaxing, gardening, family time and making the most of sunny days.
- A practical parking set-up including a garage, driveway parking for several vehicles and an additional allocated parking space.
- Set in the popular village of Walton, with useful local amenities close by and the wider facilities of Street just 1 mile away.





RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

