



£309,950

At a glance...



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**holland
& odam**

32 Chichester Road
Street
Somerset
BA16 0QX

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching the 'T' junction (Tanyard on the right). Turn right into Middle Leigh and take the first turning left into Ivythorn Road. Take the next right turning into Green Lane, first left into Green Lane Avenue and second left into Chichester Road. At the 'T' junction turn right and the property will be found on your left hand side.

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

The property is situated in a residential area of the town, within approximately three quarters of a mile of the town centre. Street is a popular mid Somerset town famous as the home of Clarks Shoes and Millfield School and now popular with shoppers visiting Clarks Village. Street provides primary schooling, Crispin Comprehensive School, Strode College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and eating places. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. The major centres of Bristol, Bath and Taunton are all within an hour's drive.

Insight

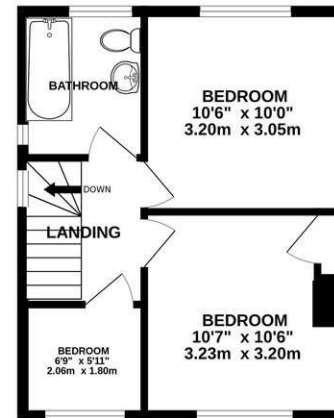
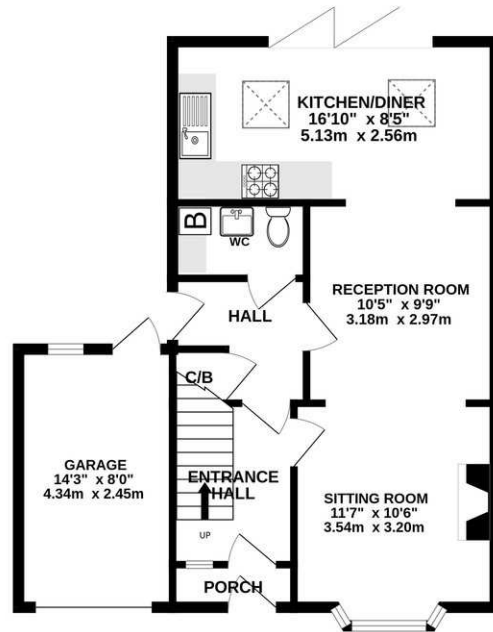
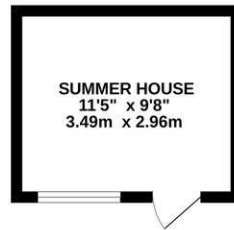
A mature extended three-bedroom semi-detached house providing spacious accommodation throughout. The property benefits from a superb-sized rear garden, driveway parking, and a garage, making it well suited to family living.



- Spacious open-plan layout between the main reception rooms, while still remaining clearly defined and versatile in use, with a dual-aspect design providing plenty of natural light.
- Practical family home with rear hall housing a useful storage cupboard, convenient ground floor WC and door to the rear garden.
- Bright kitchen/diner flooded with natural light from Velux windows above and bi-folding doors opening onto the rear garden, creating an excellent indoor-outdoor feel.
- Modern kitchen fitted with a range of wall, base, and drawer units, built-in oven and hob, with space for a free standing fridge freezer.
- The dining area offers ample space for a family-sized table and chairs, perfect for family meals and entertaining.
- Affording three bedrooms; two well proportioned doubles rooms and a single ideal as a nursery or home office.
- Neatly presented family bathroom comprising bath with shower over, wash basin and WC.
- Desirable south-facing rear garden of superb size, mainly laid to lawn and featuring vegetable beds, a large patio area, summer house, and useful shed.
- To the front, there is driveway parking leading to the garage, fitted with an up-and-over door, power and lighting, along with plumbing for laundry facilities

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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DISCLAIMER

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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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