



£159,950

*At a glance...*



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**holland  
& odam**

12 Asney Road  
Walton  
Street  
Somerset  
BA16 9RP

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

From Street, head west on the A39 in the direction of the M5 and Bridgwater. Upon entering the village of Walton follow the road passing Beehive self storage. Take the next right hand turn into Asney Road and the property will be found after a short distance on the left hand side and easily 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



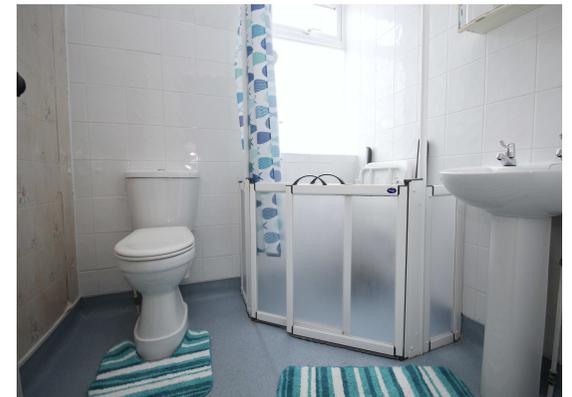
## Location

Asney Road is found in the 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.

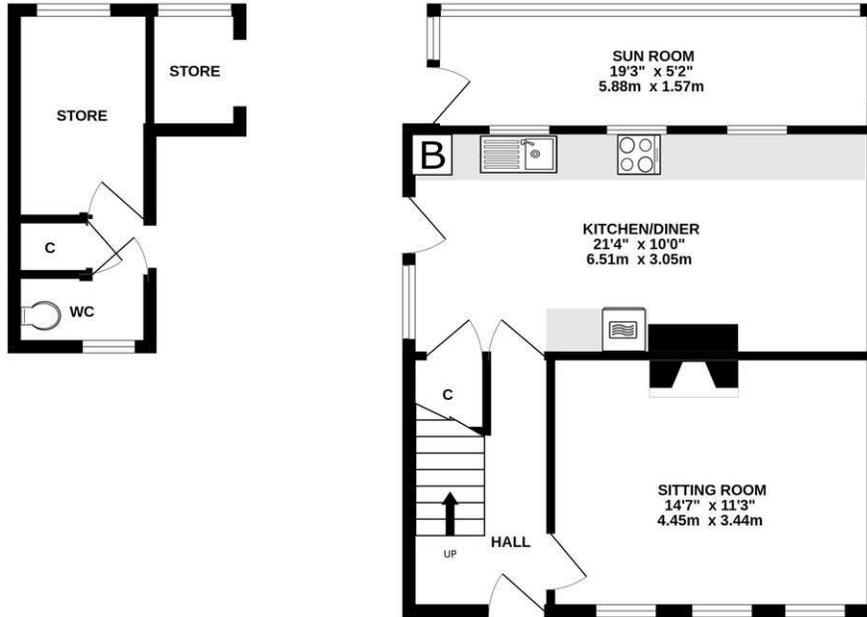
## Insight

We are pleased to bring to the market this three-bedroom semi-detached Cornish unit, offering tremendous value for money for cash buyers. The property provides well-proportioned living accommodation throughout and is ideal for those looking to put their own stamp on a home. Available with no onward chain and vacant possession.

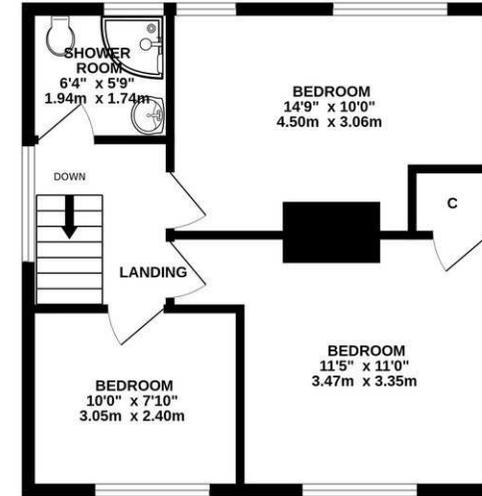
- Enjoying a spacious sitting room with large front-facing windows allowing plenty of natural light, enhanced by a feature fireplace creating an attractive focal point.
- Well-proportioned kitchen/diner fitted with a range of wall, base and drawer units, with an integrated oven and hob, plus space for under-counter appliances.
- The dining area offers ample space for a table and chairs, ideal for everyday family meals, while the kitchen also provides access to the side of the property leading to the rear garden.
- Affording three bedrooms, comprising two generous double rooms, one benefiting from built-in cupboard space, along with a large and versatile single bedroom.
- Serviced by the family shower room, comprising walk in shower enclosure, wash basin and WC.
- Superb-sized west-facing rear garden, offering excellent potential for keen gardeners, family use or further landscaping, with with raised lawn areas and patio.
- Boasting a sun room, currently utilised as a greenhouse/potting shed, offering versatile additional space, along with further outbuildings for storage and a convenient outside WC.
- Generous front garden with raised decorative planted borders, offering an attractive approach and potential to create off-road parking, subject to the necessary planning permission and consents.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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