



26 Somerton Road | Street | BA16 0DU

FREEHOLD

£217,000

PROPERTY SUMMARY



This well presented, spacious, character cottage, tucked away in a quiet courtyard with only four similar cottages within walking distance to the High Street has come to the market with NO onward chain. The cottage boasts a living room and separate dining room, a kitchen, WC, two double bedrooms, a bathroom and a large enclosed garden. This would be a fantastic for first time buyers or a buy to let property. An early viewing is highly recommended.



Entrance

Space for shoes and coats.

Living Room

15'0 x 11'3 (4.57m x 3.43m)

Radiator. UPVC double glazed window. Through way to dining room.

Dining Room

13'3 x 11'8 (4.04m x 3.56m)

Radiator. Wood effect flooring. Storage cupboard under the stairs. Two UPVC double glazed windows. Door leading to first floor. Door leading to kitchen.

Kitchen

14'2 x 8'9 (4.32m x 2.67m)

A range of wooden wall, drawer and base units with work surfaces over. Sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for washing machine. Space for an upright fridge/freezer. Integrated electric double oven, induction hob. Integrated dishwasher. Cupboard housing the boiler. Breakfast bar. Velux window. Radiator. Spot lights. Tiled floor. UPVC double glazed window. Door leading to rear hallway.

Rear Hallway

Door leading to WC. Door leading to rear patio.

WC

Low level WC, corner sink. Tiling to splash prone areas. UPVC double glazed window.

Landing

Doors leading to bedroom one, two and family bathroom. Radiator. Loft access.

Terraced Cottage

Tucked Away Locaton

Living Room

Dining Room

Kitchen

Downstairs WC

Two Bedrooms

Bathroom

Rear Garden

Close To The Town Centre



**INTERESTED IN THIS
PROPERTY**

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Bedroom One

15'0 x 11'0 (4.57m x 3.35m)

Original wooden flooring. Radiator. UPVC double glazed window.

Bedroom Two

9'2 x 8'11 (2.79m x 2.72m)

Radiator. UPVC double glazed window.

Bathroom

A WC, round counter sink with storage under, a bath with a shower over. Tiling to splash prone areas. Wood effect flooring. Spot lights. Heated towel rail. UPVC double glazed frosted window.

Rear Garden

A large south - westerly facing garden, enclosed with wooden fencing and stone wall. A patio perfect for entertaining. The property has sun all day. Garden shed. A range of attractive, bushes trees and plants.

Front Of Property

Tucked away off of Somerton Road in a small courtyard setting of just four properties.

Purchasers Note

There are two parking spaces in the courtyard to the front, which is shared by all four properties, so each property has use of them one week in four. There is also on street parking. There is a right of way and a flying freehold on this property. Fully lined and damp proof with certificates of cover.

Disclaimer

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GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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