



£249,950

At a glance...



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**holland
& odam**

40 Grange Avenue
Street
Somerset
BA16 9PF

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceeding along the High Street, Bear Inn on your left hand side. Turn right into Farm Road and continue past Clarks Village until you reach a set of traffic lights. Turn right and then immediately left into Grange Avenue. Follow the road for a short distance and No 40 will be found 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

Tenure

Freehold



Location

Grange Avenue is situated on the northern side of Street within walking distance of the High Street and Clarks Village with its comprehensive range of shopping facilities and restaurants. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and open air swimming pools, tennis, football, cricket etc. The historic town of Glastonbury is within 2 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is 12 miles. Bristol, Bath, Taunton and Yeovil are within commuting distance.

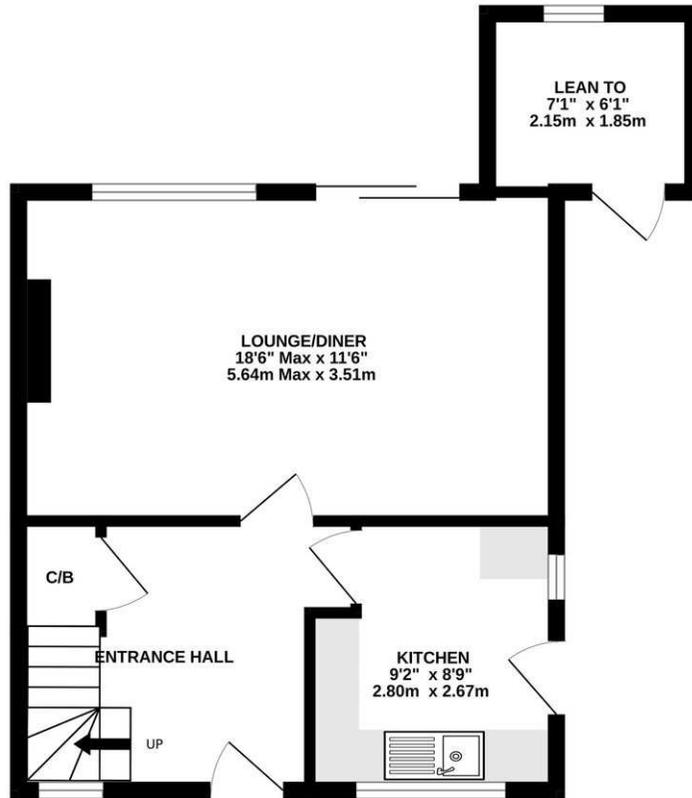
Insight

A mature three-bedroom semi-detached house with a good-sized garden, conveniently located within walking distance of the town centre. Offering broad appeal, the property is well suited to a range of buyers.

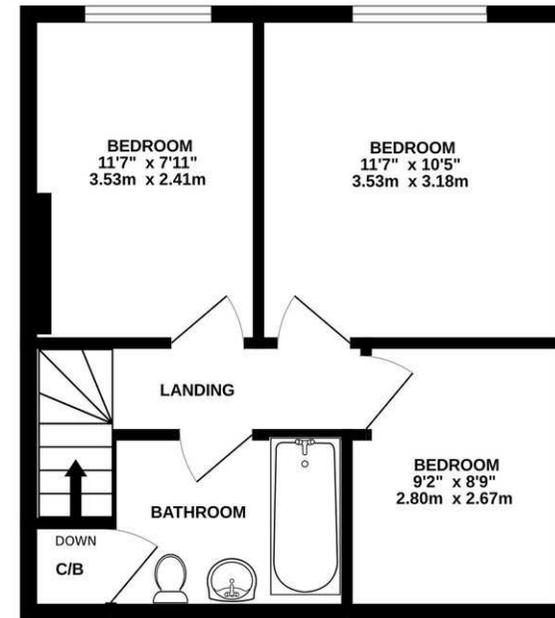
- Spacious entrance hall with room for coats and shoes, plus a large under stairs cupboard providing convenient storage.
- Enjoying a good-sized lounge/diner with ample space for both living and dining furniture, the room also benefits from sliding doors providing direct access out to the garden.
- Kitchen fitted with wall, base and drawer units, space for a range-style cooker and under-counter appliances, a large front window and a side access door.
- Affording three good sized double bedrooms, all enjoying a light and airy feel, offering comfortable and versatile accommodation ideal for family living.
- Serviced by the family bathroom, fitted with a bath with shower over, wash basin, WC, heated towel rail and airing cupboard.
- A good-sized, south-facing rear garden, mainly laid to lawn, with a patio extending from the rear elevation. A useful lean-to provides additional storage, with side access leading to the front.
- To the front, there is an area of lawn with mature shrub borders, offering potential to create off-road parking, subject to the necessary planning permission and consents.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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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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