



£224,950

At a glance...



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**holland
& odam**

48 Moorland Road
Street
Somerset
BA16 9SJ

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. Continue along Grange Avenue and turn right into Mendip View, follow the road for a short distance and then turn left into Moorland road, continue along and the property is on the right hand side and will be 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



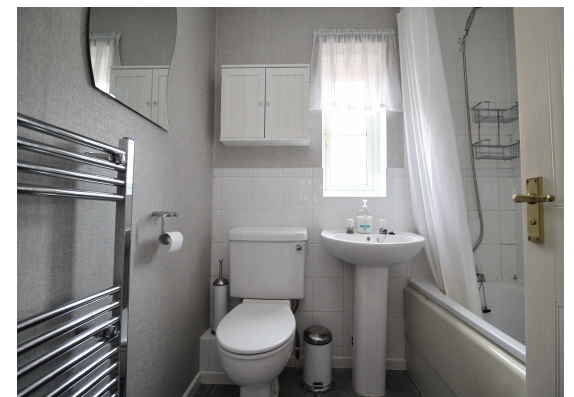
Location

Moorland Road 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.

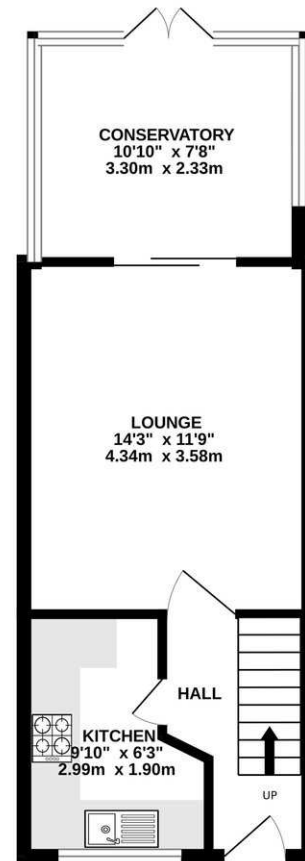
Insight

Advantageously available with no onward chain and vacant possession is this well-presented two-bedroom home offering well-proportioned accommodation, a good size rear garden and tandem driveway parking, ideally situated on the northern side of town.

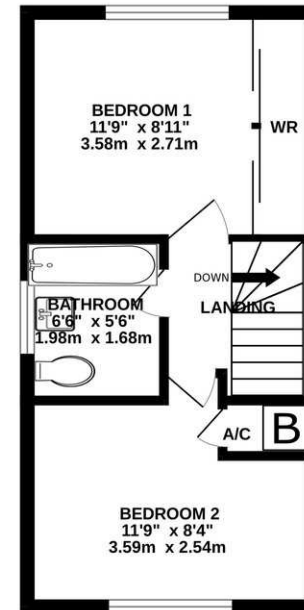
- Enjoying a light and airy, well-proportioned sitting room with sliding doors opening into the conservatory, creating an excellent flow of living space.
- Good sized conservatory providing an additional reception room, with pleasant garden views and French doors opening onto the garden.
- Neatly presented kitchen fitted with a range of wall, base and drawer units, built in oven and hob with space for under counter appliances and free standing fridge/freezer.
- Offering two well-proportioned double bedrooms, both enjoying built-in wardrobe or cupboard space, providing comfortable accommodation with useful storage.
- Serviced by the family bathroom comprising bath with shower over, wash basin and WC.
- Well-landscaped rear garden with patio extending from the rear elevation, a lawn bordered by raised planted beds with established shrubs, and a useful shed for storage.
- To the front, the garden is laid to gravel and features a mature flowering ornamental tree, with tandem driveway parking to the side providing space for multiple vehicles.



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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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.

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.