





£335,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band D



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Bridgwater. Upon entering the village of Walton continue until you reach the church on the left. Turn left into South Street, where the property will be found on your left hand side.

Description

Available with no onward chain is this delightful two-bedroom bungalow offering light-filled accommodation throughout, this well-maintained and much-loved home presents an excellent opportunity for a range of buyers. Thoughtfully arranged and beautifully cared for over the years, the property provides a comfortable and inviting living environment with a natural sense of space and flow, with its bright and airy atmosphere immediately apparent from the moment you step inside.

The property is entered via a spacious and welcoming entrance hall, offering a warm and welcoming first impression. This central space provides access to all principal rooms and offers a practical layout ideal for day-to-day living. Positioned at the front of the property are two well-proportioned bedrooms, both bright and airy with a charming outlook over the garden. The principal bedroom benefits from built-in wardrobes, providing excellent storage while maintaining a clean and spacious feel. The second bedroom is equally versatile, ideal as a guest room, home office or additional sleeping accommodation. The dining room offers a generous space for a table and chairs, making it perfect for both everyday meals and entertaining. This room forms a central hub within the home and flows seamlessly into the kitchen via an attractive archway. The kitchen is fitted with a comprehensive range of wall, base, and drawer units, providing ample storage and workspace. Integrated appliances include an oven, hob, and fridge/freezer, creating a practical and functional cooking environment. Sliding doors from the dining room open into the conservatory, an ideal space to sit, relax and enjoy views and direct access out to the garden. Completing the accommodation is the family bathroom, well-appointed and thoughtfully designed, comprising a bath with shower over, a vanity unit with ample storage, wash basin, and WC, along with a separate shower enclosure.

The property also benefits from two useful outbuildings, adding excellent practicality and flexibility. One provides ideal general storage, perfect for garden equipment, tools, bicycles, or seasonal items. A particular feature is the detached garage/workshop, fitted with an up-and-over door, power and light. Formerly the village butcher's shop, this characterful building offers a wonderful sense of history and a fantastic amount of usable space, currently lending itself well to use as a workshop, hobby room, studio, or secure storage. Subject to the necessary planning permissions and consents, the building also offers exciting potential for conversion, with possible uses including annexe accommodation, a home office, creative workspace, or Airbnb-style accommodation for potential additional income.

Location

South Street is located within the small and 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.





Set centrally within its plot, the property enjoys attractive wrap-around gardens that have been beautifully tended and thoughtfully arranged. A variety of well-established shrubs and colourful flower-filled borders create interest throughout the seasons, complemented by areas of lawn and patio ideal for alfresco dining and outdoor entertaining. There are several seating areas positioned to make the most of the surroundings, along with a charming water feature garden that can be enjoyed all year round, adding both colour and a sense of tranquillity to this inviting outdoor space.

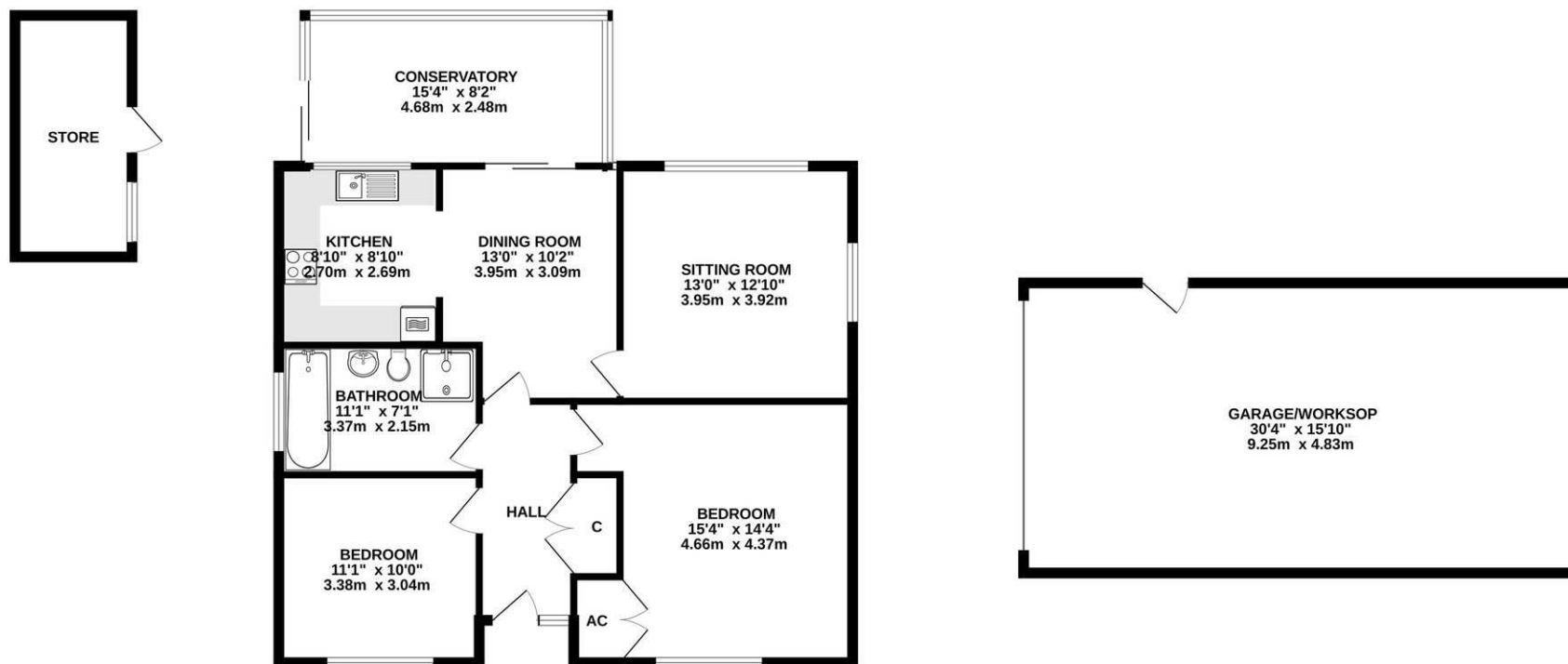
The property also benefits from driveway parking, providing convenient off-road parking and easy access to the home, garage/workshop and gardens.

- Set within a popular village setting, offering a peaceful lifestyle while retaining a lovely sense of community.
- Spacious dual-aspect sitting room, bright and comfortable flooded with natural light, complete with a gas feature fireplace.
- Two well-proportioned double bedrooms positioned to the front of the home, including a principal bedroom with built-in wardrobes.
- Light, airy and well-kept interiors, a much-loved home with a practical layout, generous entrance hall, good storage and a welcoming feel throughout.
- Beautiful wrap-around gardens thoughtfully tended and filled with established planting, lawns, patios and seating areas, creating colour and interest throughout the year.
- Versatile garage/workshop, a characterful former village butcher's shop with power, light and an up-and-over door, offering excellent storage, workshop use or future potential, subject to consents.



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.

GARAGE
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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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