



£275,000

At a glance...



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**holland
& odam**

21 Princes Road
Street
Somerset
BA16 0NL

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction along the High Street and shortly after passing former car Dealership on the left, turn left into Stonehill. Take the first right turning into Queens Road and then left into Princes Road, continue along and the property is found on the right hand side before the junction onto stone hill. It will be 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

The property is situated in a residential area towards the town's western outskirts yet within walking distance of the town centre with its excellent range of restaurants and shopping facilities including Clarks Village. Street also offers good recreational and sporting facilities including both indoor and open air swimming pools and Strode Theatre. The historic town of Glastonbury is 3 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

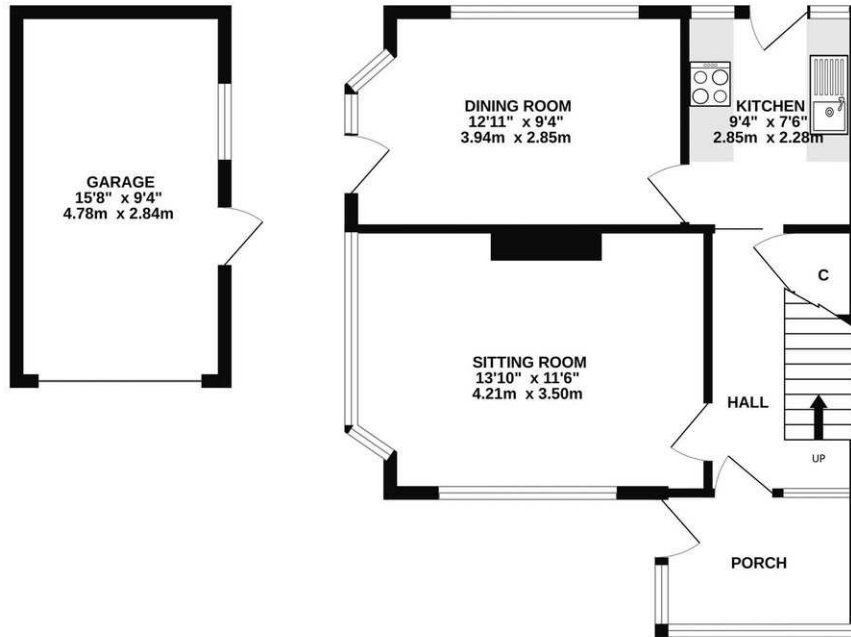
Insight

A mature three bedroom semi detached home, conveniently positioned within walking distance of the town centre and amenities. The property benefits from an enclosed garden, off road parking and excellent scope to extend, subject to planning permission and the necessary consents.

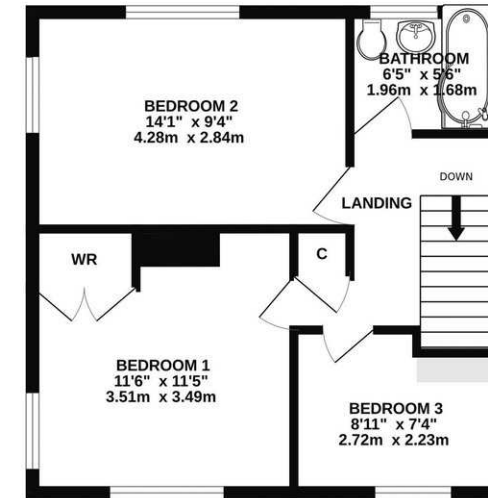
- A practical, good size entrance porch, ideal for busy family life and providing convenient storage for coats and shoes.
- Enjoying a well proportioned sitting room, flooded with natural light from large dual aspect windows and benefiting from useful built in alcove shelving.
- Versatile and well proportioned dining room, currently used by the vendors as a bedroom, enjoying an outlook over the garden and a door providing access to the side of the property.
- Contemporary, modern kitchen fitted with a range of wall, base and drawer units, a built in oven and gas hob, with space for a freestanding fridge freezer and undercounter appliances.
- Affording three bright and airy bedrooms, two of which are generously proportioned, with one benefiting from built in wardrobe space.
- A neatly presented family bathroom comprising a P shaped bath with shower over, wash basin and WC.
- Low maintenance rear garden, laid predominantly to gravel and offering a blank canvas for the new owner, with convenient side access.
- A lawned front garden sits alongside a driveway providing parking for multiple vehicles and leads up to the garage, which benefits from a pedestrian door into the garden.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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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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