





£370,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



3



1



2

Energy Rating C

Council Tax Band C



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 the High Street proceed to Living Homes and turn right into Orchard Road, continue along for a short distance where the property will be identified on the right hand side. To access the garage and off road parking continue to the bottom of the road, turning right on to Southleaze Orchard and then right again onto the private road.

Description

A beautifully presented three-bedroom Victorian mid-terrace home, built from attractive local Blue Lias stone and set within a highly regarded road close to the town centre and Clarks Village. This charming property combines period character with stylish accommodation throughout, together with the added advantage of a double garage and off-road parking. An early viewing is strongly recommended.

Entered via an entrance vestibule, the property opens into a welcoming hallway laid with attractive flagstone flooring and providing access to the principal ground floor accommodation. A particular feature of the home is the superb living room, formerly arranged as two separate rooms, now creating a wonderfully generous reception space. Beautifully bright and airy, this room enjoys an inset fireplace, a media wall, and double doors opening through to the kitchen/dining room, allowing for an excellent flow of accommodation. The kitchen/dining room is an impressive light-filled space with high ceilings, fitted with a range of wall, base and drawer units, a Belfast sink, and space for a range-style cooker together with a free-standing fridge/freezer. The dining area comfortably accommodates a family-sized table and chairs, making it ideal for both everyday living and entertaining. Beyond the kitchen is a useful utility room, fitted with additional wall and base units and offering plumbing for laundry facilities. From here there is access to a convenient ground floor cloakroom and a door opening out to the rear garden.

Stairs rise to a half landing, where the family bathroom is situated. Well proportioned, it is fitted with a bath with shower over, vanity unit with inset basin and storage beneath, WC, and also houses the airing cupboard. The first floor provides access to three bedrooms, comprising two well-proportioned doubles, one of which benefits from built-in wardrobes, together with a comfortable single bedroom. From the landing there is also a useful storage cupboard and access to the loft space.

Location

The property is conveniently situated in the heart of this thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Ofsted rated Outstanding Strode College, Strode Theatre, indoor and open air swimming pools, Victoria Sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.





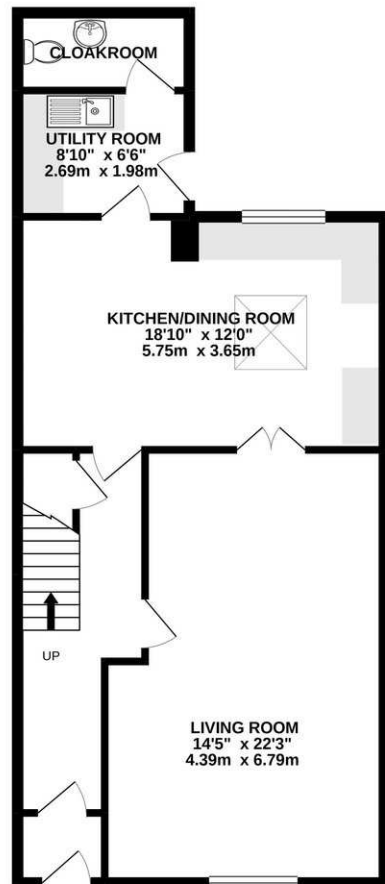
The garden enjoys a patio extending from the rear elevation, providing an ideal space for outdoor seating and entertaining, leading onto an area of lawn bordered by mature shrubs. A pedestrian door gives access to the garage, which is fitted with an up-and-over door, power and light. To the rear of the property there is parking for two vehicles.



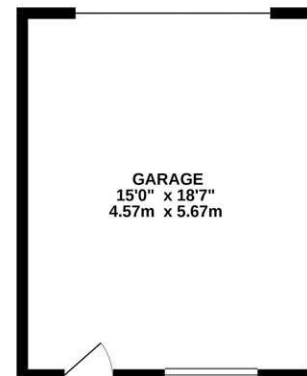
- Sought-after location convenient for the town centre and Clarks Village.
- Impressive sitting room, formerly two rooms, with inset fireplace and media wall.
- Spacious kitchen/dining room with high ceilings and plenty of room for family dining.
- Useful utility room with fitted units, laundry space and adjoining ground floor cloakroom.
- Three bedrooms and a well-appointed family bathroom arranged over the first floor.
- Enclosed rear garden with patio, lawn, garage access and parking for two vehicles.
- Potential to extend further, subject to the necessary planning permission and consents.



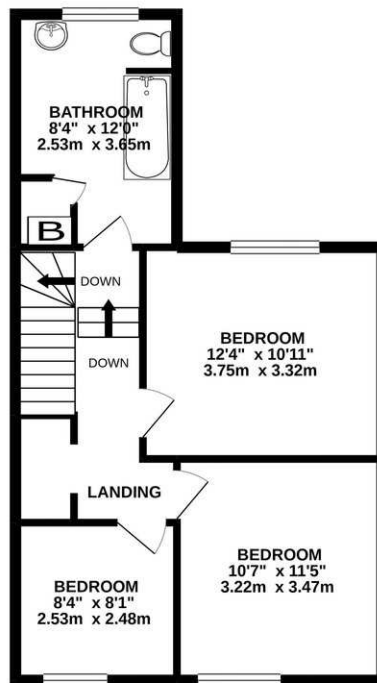
GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



GARAGE
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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.
Made with Metropix ©2021

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

