



£242,500

At a glance...



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**holland
& odam**

5 Oberon Grove
Street
Somerset
BA16 0GQ

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 passing Living Homes on the right. Continue, passing Avalon Guns on the left and shortly after passing the Morrison's Daily convenience store also on the left, turn right into the Icon development. Turn right into Lime Tree Square, then turn left into Couture Grove. Continue along for a short distance where Oberon Grove can be found on the left hand side, follow the road almost to the end and the property will be easily identified by our For Sale Board on the right hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £289.00 per annum



Location

Oberon Grove forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.

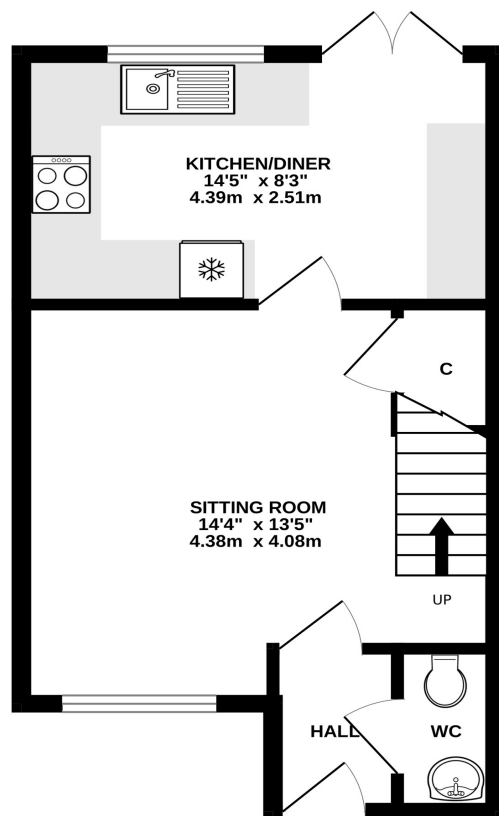
Insight

Located in the sought-after Houndwood development, this attractive two-bedroom town house is well presented throughout and offers a good-sized garden along with allocated off-road parking. Ideally positioned within easy walking distance of the town and local amenities, the property would suit a wide range of buyers including first-time purchasers, professionals or investors.

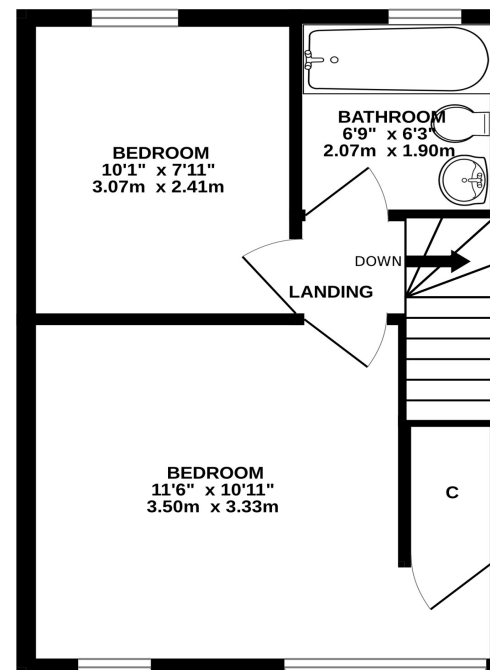
- Entrance vestibule providing an ideal space for coat and shoe storage, along with a useful ground floor cloakroom.
- Enjoying a good-sized sitting room featuring a large window that allows an abundance of natural light to flood the space, complemented by useful under-stairs storage
- Stylish modern kitchen fitted with a range of wall, base and drawer units, featuring an integrated fridge freezer along with a built-in oven and hob
- The kitchen also provides space for under-counter appliances, a sociable breakfast bar and French doors opening onto the rear garden
- Affording two well-proportioned double bedrooms, including a principal bedroom with floor-to-ceiling windows and built-in storage, while the second bedroom is fitted with a practical home office setup.
- The property is serviced by the family bathroom comprising bath with shower over, wash basin and WC.
- Generous, fully enclosed rear garden laid mainly to lawn with decked seating area for al fresco dining and convenient side access.
- Benefiting from one allocated parking space, located a short distance from the property



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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