



£210,000

At a glance...



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**holland
& odam**

46 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.

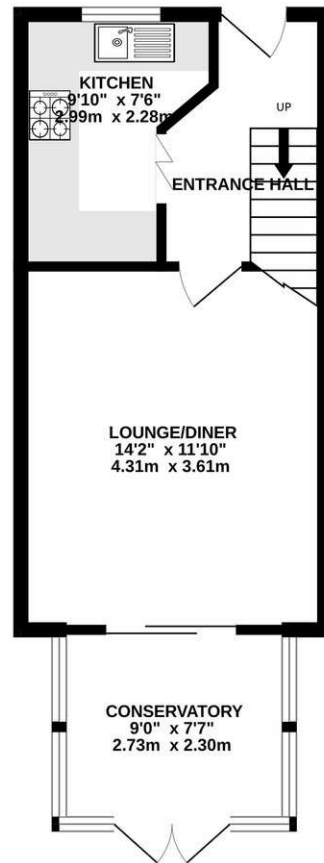
Insight

An ideal first home, investment purchase or downsizing opportunity, this well-presented two bedroom terraced house offers comfortable and practical accommodation arranged over two floors. Situated within a popular residential area, the property benefits from a modern fitted kitchen, sitting/dining room, conservatory and an enclosed rear garden, while driveway parking and nearby rural walks, add to its everyday convenience. Offered in good decorative order throughout, it represents an excellent opportunity for buyers seeking a home with no onward chain.

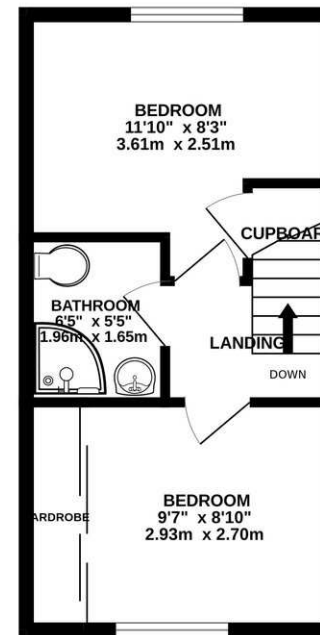
- Well-presented two-bedroom terraced house offering comfortable accommodation arranged over two floors.
- Spacious sitting/dining room providing an excellent everyday living space, opening directly into the conservatory overlooking the rear garden.
- Modern fitted kitchen with a range of shaker-style units, generous work surfaces and integrated oven, hob, microwave and plumbing for washing machine.
- Conservatory creating a versatile additional reception area, ideal as a dining space, home office or garden room.
- Two well-proportioned double bedrooms (bed one with fitted wardrobes), served by a modern bathroom fitted with a corner shower enclosure and vanity storage.
- Enclosed rear garden designed for ease of maintenance, featuring artificial lawn, paved seating areas and a useful timber garden shed.
- Private driveway parking to the front, together with gas-fired central heating and double glazing throughout.



GROUND FLOOR
351 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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