

£180,000

At a glance...

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holland & odam

43 Overleigh
Street
Somerset
BA16 0TR

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street turn into Leigh Road and proceed for approximately a quarter of a mile. At the 'T' junction turn right into Middle Leigh and after approximately 200 yards turn left into Ivythorn Road. At the top of Ivythorn Road continue into Overleigh where you take the first turn on your left. Follow the road for a short distance and the property will be found on the left hand side and 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 within one of the towns most desirable pockets and is prominently positioned for Millfield School whilst also being only half a mile from the main High Street with its comprehensive range of shops and the Clarks Village complex of factory shops. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and outdoor swimming pools, tennis, bowls, squash, football etc. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange, Junction 23, is 12 miles. Bristol, Bath, Taunton and Yeovil are each within commuting distance.

Insight

Advantageously available with no onward chain and vacant possession, this charming one bedroom end of terrace cottage is tucked away within a conservation area, yet remains within walking distance of the town centre and nearby countryside walks. Full of character and charm, the property also benefits from its own private garden, located just a short distance from the cottage.



- Situated within one of Street's conservation areas, surrounded by similar character properties and within easy reach of the town centre and countryside walks.
- Cosy sitting room full of character, featuring exposed wooden beams, a deep sill window and an attractive fireplace with an exposed stone surround.
- Country style kitchen fitted with a range of wall, base and drawer units, built in oven and hob, space for a table and chairs, a washing machine area and access to the rear.
- Enjoying a well proportioned double bedroom offering ample space for a range of freestanding furniture.
- The Cottage is serviced by a bathroom comprising bath with shower over, wash basin, wc and useful airing cupboard housing the newly fitted boiler.
- Benefiting from a good size garden located a short walk from the property via a shared lane, predominantly laid to lawn and offering a blank canvas for the new owner.
- To the front of the property is a gravelled area retained by a natural stone wall, providing space for outdoor seating.





GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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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