



£212,500

At a glance...



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**holland
& odam**

17 Pimpnel Close
Street
Somerset
BA16 9LE

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 down the hill and around the bend where Pimpernel Close is located on the right hand side. No 17 will be found on the left 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

Pimpernel Close 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.

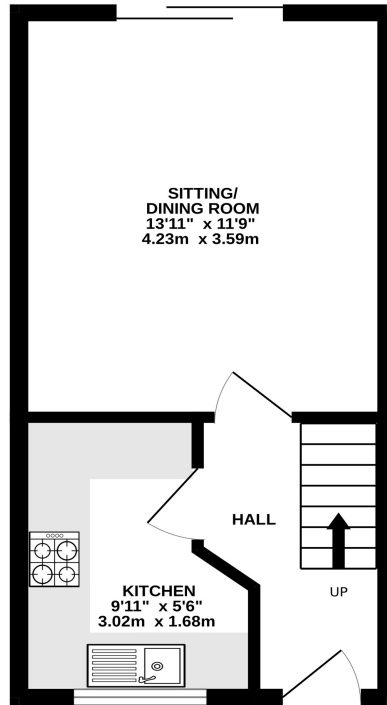
Insight

Available with no onward chain and vacant possession is this neatly presented two-bedroom mid-terrace home, set within a quiet cul-de-sac of similar properties. Ideally suited to a range of buyers, the property benefits from tandem driveway parking and a west-facing rear garden.

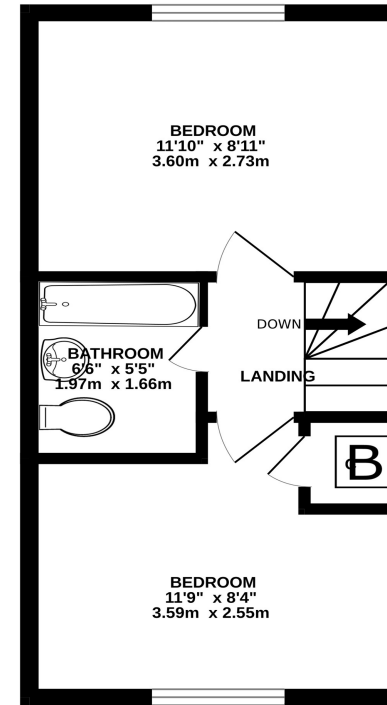
- Enjoying a spacious, light filled lounge/diner with ample room for both lounge and dining furniture, along with sliding doors providing direct access out to the garden.
- The kitchen has been fitted with a range of base, wall and drawer units, built in oven and hob, with space for a washing machine, and free-standing fridge/freezer.
- Offering two well-proportioned double bedrooms, both bright and airy with ample space for freestanding furniture; one also benefits from an airing cupboard housing the boiler.
- The property is serviced by a neatly presented family bathroom comprising a bath with shower over, wash basin and WC.
- Low maintenance west facing rear garden featuring a patio and lawn, together with a useful metal storage shed and convenient rear access.
- The property benefits from tandem driveway parking for multiple vehicles.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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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.

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