



£258,500

At a glance...



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**holland
& odam**

37 Kingston Close
Street
Somerset
BA16 0DD

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Follow the High Street with Bear Inn on your right to a mini roundabout. Turn right, third exit into Somerton Road. and continue to a set of traffic lights before turning left. Turn immediately left again into Bove Moor Road and then half way down the hill, left again into Kingston Close. Continue deep into the cul-de-sac where number 37 will be identified near the end on your left 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



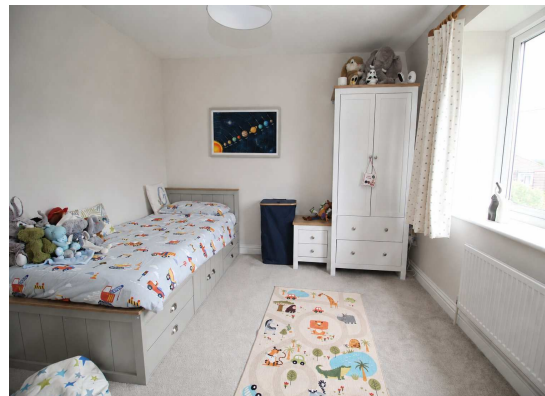
Location

The property is situated on the quiet Eastern outskirts of Street which is famous as the home of Clarks Shoes and Millfield School, it also has a good range of sporting and recreational facilities including both indoor and open air swimming pools, tennis, bowls, and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. The nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 33 miles, 31 miles, 27 miles and 15 miles respectively.

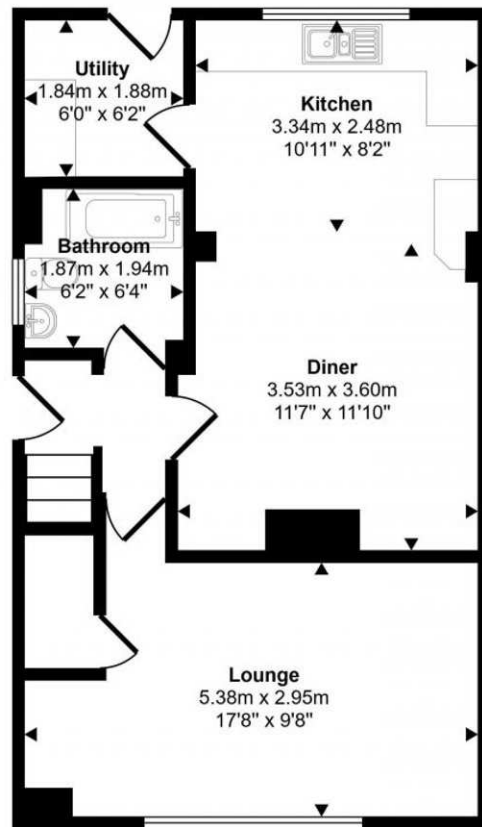
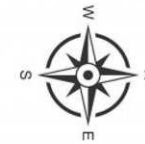
Insight

Available with no onward chain, this generously extended family home provides deceptively spacious and upgraded accommodation, paired with an expansive lawned garden and private end of cul-de-sac position. Having undergone extensive refurbishment in the past 12 months, this could be an ideal turn key solution for those seeking an up together home within walking distance of amenities.

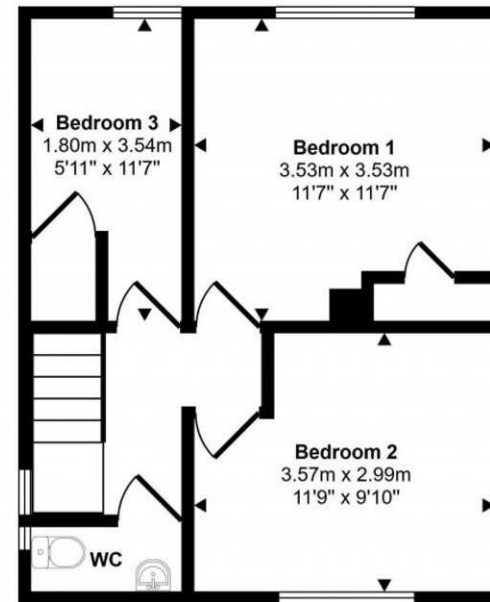
- Substantially upgraded three bedroom semi-detached home in a very private cul-de-sac position on the edge of the town
- Fully enclosed South-West facing rear garden with expansive lawn and Indian Sandstone patio terrace spanning the width of the rear elevation, ideal for afternoon and evening sunseekers.
- Deceptively spacious having been generously extended on the ground floor to provide a large open plan kitchen/dining room and adjacent utility room with direct access onto the garden
- Recent high specification replacement kitchen fitted with ceramic sink, branded integrated appliances and joining to a utility room with further space for freestanding appliances
- Cosy front lounge with timber slat media wall and cabinetry, as well as open chimney ready for reinstatement should a wood burning stove or open fire be desired
- Boasting three well proportioned bedrooms with excellent natural light, all served by a stylish ground floor family bathroom finished with full height tiling
- Private gravelled driveway providing ample off road parking, flanked by a neat lawned front garden and front border
- Refurbished top to bottom in the past 12 months, providing peace of mind for those seeking a turn key home without necessity to spend heavily on immediate internal upgrades



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft



First Floor
Approx 37 sq m / 393 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

DISCLAIMER

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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