



£273,500

At a glance...



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**holland
& odam**

81a Brooks Road
Street
Somerset
BA16 0PS

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street continue passing the Ford Dealership on the left, shortly after which turn left into Stonehill. At the top of the hill turn right and continue until turning left at the mini-roundabout into Brooks Road. Follow the road, and upon reaching Brookside School, you will find 81a just a little further along on the left.

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

Brooks is a popular area on the southern side of Street near to attractive countryside including National Trust land, Ivythorn Hill. Street is a busy mid Somerset town famous as the home of Clarks Shoes, Millfield School and more recently Clarks Village shopping centre. Street provides primary, and secondary schooling, Strode Sixth Form College, theatre/cinema and two swimming pools, one of which is indoor. Street also offers an attractive shopping centre with High Street, Clarks Village and on the edge of town a Sainsbury. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 33,33 and 26 miles distant respectively.

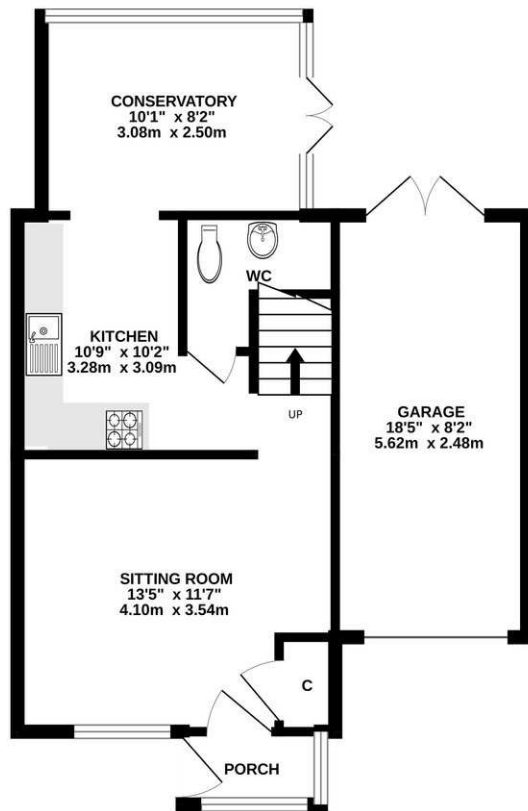
Insight

Built in 2010 and positioned almost adjacent to Brookside Academy school, School View House is a well-designed modern detached home offering excellent family accommodation. Featuring three bedrooms, sitting room, stylish kitchen, conservatory, enclosed rear garden and off-road parking for three vehicles up to the single garage, this property enjoys a convenient location on the edge of Street with far-reaching views and access to local schools and amenities.

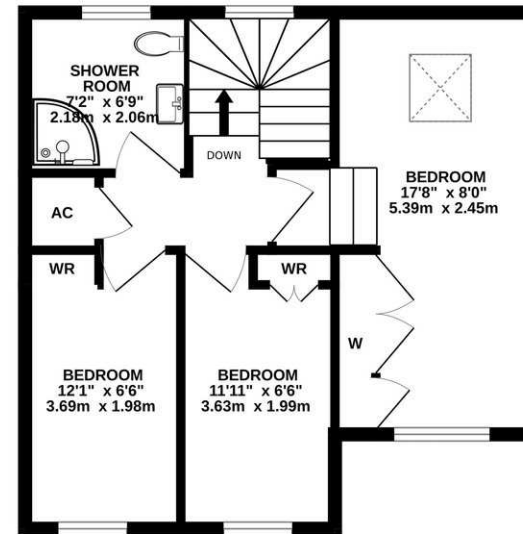
- Modern three-bedroom detached family home built in 2010, situated close to Brookside Academy
- Sitting room with front aspect, understairs storage cupboard, and stairs rising to the first floor landing
- Kitchen fitted with a stylish range of units, integrated Bosch gas hob and oven, plus space for a dishwasher and fridge/freezer
- Conservatory with tiled floor and doors leading onto the enclosed rear garden, ideal as a dining or garden room
- Ground floor cloakroom and gas central heating, with underfloor heating providing extra comfort throughout the ground floor
- Three first floor bedrooms, each with fitted wardrobes; bedroom one enjoys dual aspect windows and distant views towards Walton Windmill
- Family bathroom with shower enclosure, WC, wash basin, and a rear-facing window
- Driveway parking for three vehicles and single garage with power, rear garden access, patio area with glass veranda, lawn, summerhouse



GROUND FLOOR



1ST FLOOR



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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