



£195,000

At a glance...



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**holland
& odam**

4 Asney Road
Walton
Somerset
BA16 9RP

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street, head west on the A39 in the direction of the M5 and Bridgwater. Upon entering the village of Walton follow the road passing Beehive self storage. Take the next right hand turn into Asney Road and the property will be found after a short distance on the right hand side and easily identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system (NOT TESTED)

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Asney Road is found in the popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

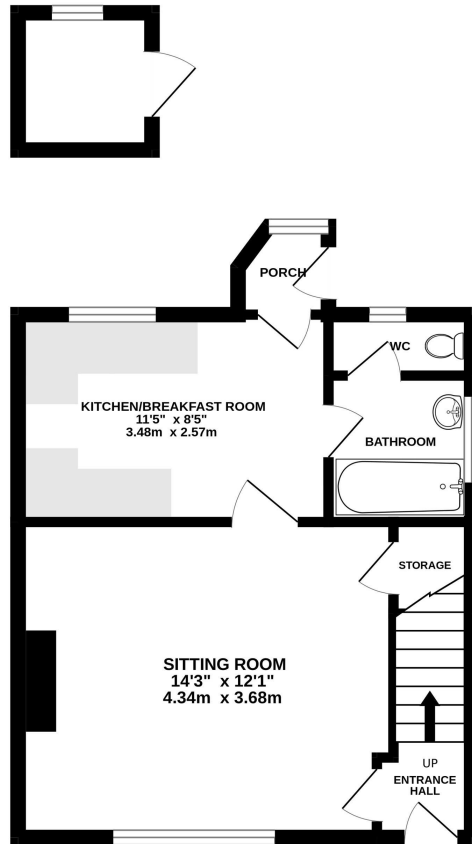
Insight

Available with no onward chain, this three-bedroom semi-detached property presents an exciting refurbishment opportunity in a popular location. Requiring comprehensive modernisation, the home also offers scope to extend, subject to the necessary planning permissions and consents. To the rear, there is a generous garden, making it ideal for buyers looking to make the property their own.

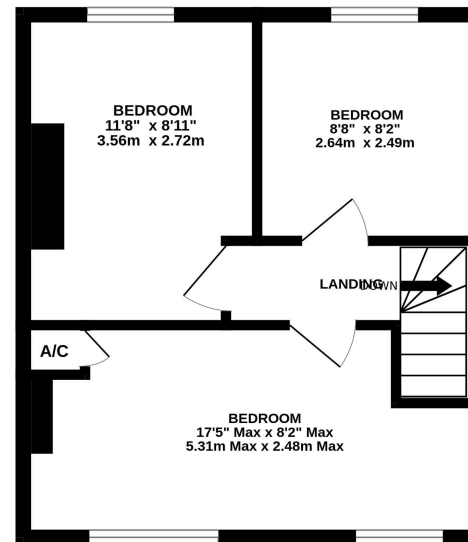
- Available with no onward chain and vacant possession, this property has scope to extend, subject to planning permission and necessary consents.
- The sitting room is of a good size and features a large front-facing window, along with a useful under stairs storage cupboard.
- Good size kitchen fitted with a range of wall, base and drawer units and space for a free standing cooker.
- Affording three bedrooms; two good sized doubles and one housing the airing cupboard.
- The property is serviced by the family bathroom comprising a bath with shower over, wash basin and WC.
- The property benefits from a generously sized rear garden featuring areas of patio, lawn and decking, together with the added advantage of an outside workshop.
- On-street parking available with potential to create driveway parking, subject to planning permission and necessary consents.
- Please note that the property is SOLD AS SEEN and a 28 day exchange of contracts is expected.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.