



£305,000

At a glance...



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**holland
& odam**

10 Grange Road
Street
Somerset
BA16 0AY

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street with the Bear Inn and open air pool on the right. The High Street ends at a mini roundabout. Turn left into Glaston Road and first left into Grange Road. Continue along to the end of the road where number 10 will be found 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.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Grange Road is an attractive and sought after no through road comprising a group of Victorian cottages built by Clarks Shoes for their employees. Street offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open-air swimming pools. 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.

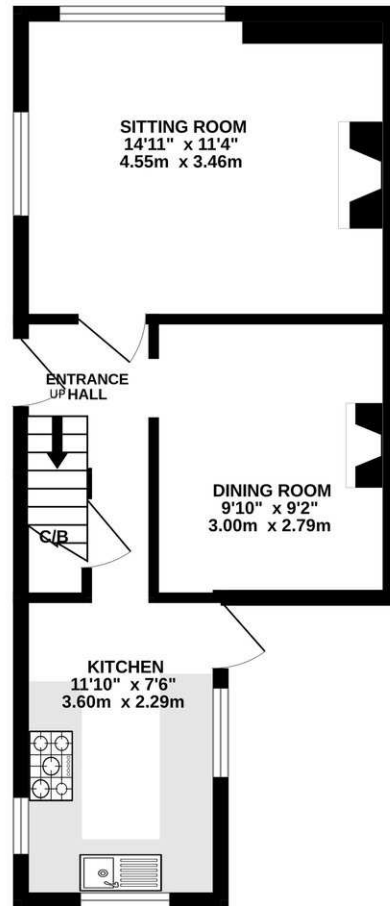
Insight

A superb opportunity to purchase this tastefully decorated and beautifully presented three bedroom semi detached Victorian house, built of blue lias stone and full of character, situated within a conservation area and conveniently placed for the High Street, Clarks Village and Millfield School.

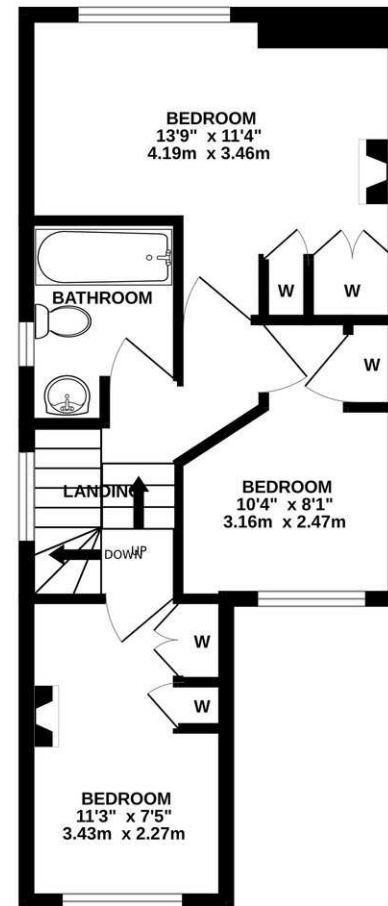
- Full of characterful features, including original flagstone and wood floors, cast iron fireplaces, high ceilings, sash windows and deep sill windows.
- Light filled and generously proportioned sitting room, enjoying dual windows, flagstone flooring and a wood burning stove forming an attractive focal point.
- Good size dining room with a large window, feature Victorian cast iron fireplace and a versatile layout suited to both everyday dining and entertaining.
- Triple aspect kitchen fitted with a range of shaker style wall, base and drawer units, with a range style cooker, sink and space for a free-standing fridge freezer and under counter appliances.
- Three light and bright bedrooms are arranged across the first floor, all benefiting from built in wardrobe space, with the principal bedroom being particularly well proportioned.
- Stylish family bathroom comprising bath with shower over, wash basin, WC, heated towel rails and finished off with contemporary tiling.
- Enclosed rear garden designed for ease of maintenance, with decorative shrub filled borders and a small raised deck providing an ideal space for alfresco dining.
- The front garden is retained by a natural stone wall, with herbaceous borders creating a haven for wildlife and an attractive approach to the home.
- On road parking with residents only parking permit system in place.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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

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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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