



£295,000

At a glance...



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**holland
& odam**

2 Pearmain Road
Street
Somerset
BA16 0QH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street and turn left into Stonehill just before the Police Station. At the top of the hill, as the road bears left, turn right and continue turning left into Brooks Road at the mini roundabout. Take the next left turning into Ringolds Way and then a left into Pearmain Road, the property will be found immediately 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

Pearmain Road is located on the southern side of Street and is a popular residential area close to Brookside School and 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 28, 27, 20 and 55 miles distant respectively.

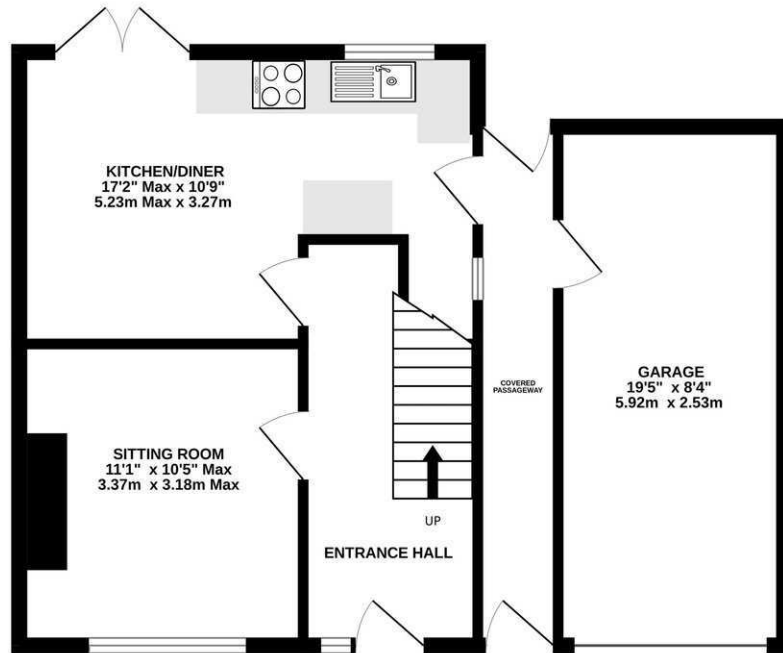
Insight

Situated in a popular area of the town along a quiet no-through road, this light, bright and well-maintained three-bedroom semi-detached house offers neatly presented and spacious accommodation throughout. The property benefits from ample driveway parking, a garage and a good-sized garden, while also offering excellent scope for extension, subject to the necessary planning permissions and consents.

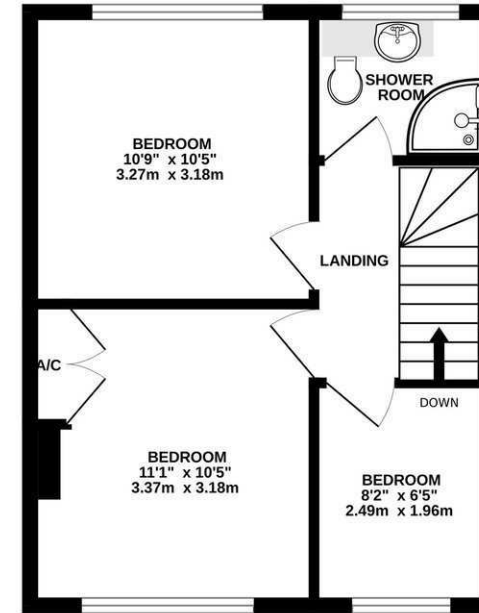
- A spacious entrance hall provides a practical and welcoming arrival, with useful storage space for coats and shoes.
- Enjoying a bright and airy sitting room, which is flooded with an abundance of natural light from the large window overlooking the front of the property.
- Well appointed kitchen/Diner which has been fitted with a range of wall, base and drawer units, integrated oven and hob with space for a free standing fridge/freezer.
- French doors from the dining area create a lovely connection to the patio and garden beyond, while the kitchen provides convenient access to the covered passageway.
- Affording three light and bright bedrooms, two of which are generously proportioned, with the rear bedroom enjoying views across to Glastonbury Tor.
- A modern family shower room comprises a corner shower enclosure, vanity unit with inset basin and storage beneath, WC and heated towel rail.
- Generous rear garden, private and enclosed, mainly laid to lawn and framed by mature shrubs, with a patio extending from the rear elevation providing an ideal space for outdoor dining and relaxation.
- A gated driveway provides ample parking, alongside an area of lawn and mature planting. This leads to the garage, fitted with an up-and-over door, power, light and plumbing for laundry facilities.



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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

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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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