

holland&odam

8 Merriman Gardens | Street | Somerset | BA16 0JE







£335,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk

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Energy Rating B

Council Tax Band C

Services
Mains electricity, water and drainage are connected. Electric heating system.14 owned solar panels. EV charging point.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

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Directions

Follow the High Street in a westerly direction, with Crispin Hall on the left hand side. Turn left into Vestry Road, pass the church on the right and continue into Merriman Road. Turn right into Merriman Gardens, where you will find No 8 on the right hand side and easily identified by our for sale board.

Location

A popular residential road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

Description

Occupying a central position within the popular Merriman Gardens, with delightful views overlooking the park, this attractive three bedroom Edwardian semi detached home has been tastefully renovated to create a stylish and comfortable home, perfectly suited to modern family living whilst retaining its period charm. The property offers well proportioned accommodation, complemented by a superb sized rear garden, an impressive workshop and driveway parking. Available with vacant possession and no onward chain.



Stepping inside, a welcoming entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor. Positioned to the right of the entrance hall lies the sitting room, a lovely space to relax and unwind. Enjoying a dual aspect, the room is flooded with natural light, with delightful views towards Merriman Gardens, whilst a wood burning stove takes centre stage, providing a cosy and inviting focal point. The adjacent kitchen is generously proportioned, and is a stylish well appointed space, fitted with an attractive range of Shaker style wall, base and drawer units, complemented by contrasting worktops. Integrated appliances include a fridge/freezer and a dishwasher, alongside a built in oven and hob. Enjoying a triple aspect, together with a Velux window, natural light floods the room, creating a bright and airy setting. A breakfast bar provides a casual dining spot, whilst the generous proportions allow for various options when positioning a family dining table and chairs. To one end of the kitchen lies a useful utility area, fitted with wall and base units, and includes a freestanding washing machine. A skylight allows plenty of natural light to flow in, creating a bright and airy space. From here, there is access to a convenient ground floor WC and a door leading outside to the side of the property. Opposite, a rear lobby provides additional storage space and door access out to the rear garden.

Stairs rise to the first floor landing, providing access to three well proportioned bedrooms and the family bathroom. The two principal bedrooms are positioned towards the front of the property, both enjoying delightful views across Merriman park. Each offers generous proportions, with ample space for double beds and accompanying bedroom furniture. The third bedroom is also a good size, positioned to the rear with a pleasant outlook over the garden. This versatile room would lend itself equally well to use as a child's bedroom, guest room or home office. Completing the first floor accommodation is the neatly presented family bathroom, fitted with a white suite comprising a P shaped bath with shower over, wash basin, WC and heated towel rail.









One of the standout features of this property is its superb sized rear garden, offering a wonderful outdoor space for families, entertaining and keen gardeners alike. Predominantly laid to lawn, the garden is complemented by an array of established shrubs, mature planting and blackberry vines, creating an attractive and natural setting. A gravel pathway leads through the garden towards the far end, whilst the generous proportions offer plenty of scope for further landscaping, allowing the next owners to make their own mark. A greenhouse provides an ideal space for those wishing to grow their own fruit and vegetables. Positioned towards the far end of the garden is a garden shed and an impressive timber workshop, offering excellent versatility for a range of hobbies and practical uses. Fitted with workbenches, shelving, power and lighting, it provides a fantastic space for DIY projects, hobbies or additional storage. The workshop also benefits from 14 solar panels installed on the roof, together with an adjoining covered store, providing further useful space for garden equipment and outdoor essentials.

To the front, the property enjoys an attractive approach, with an area laid to lawn bordered by mature hedgerow, adding greenery and privacy. Driveway parking for multiple vehicles, with an EV charging point provides convenient off road parking, completing the outside space of this delightful home.

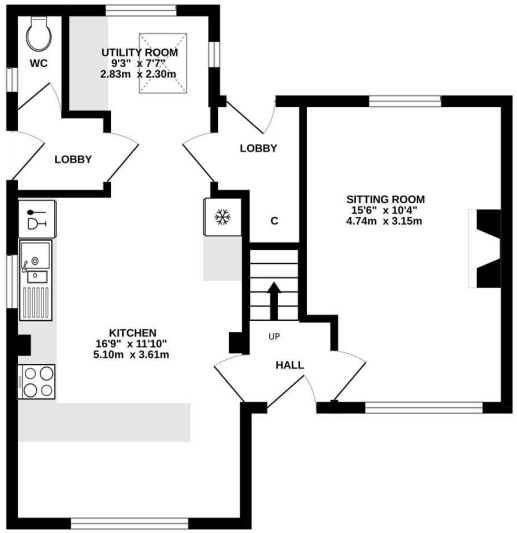
- Occupying a central position within the popular Merriman Gardens, overlooking the park.
- Light and airy dual aspect sitting room enjoying delightful park views, with a woodburning stove creating a cosy focal point.
- Stylish, triple aspect kitchen featuring Shaker style units, integrated appliances, breakfast bar and space for family dining.
- Three well proportioned bedrooms, including two generous doubles enjoying park views, complemented by a neatly presented family bathroom.
- Superb sized rear garden, predominantly laid to lawn with established planting, greenhouse, garden shed and an impressive timber workshop with power and lighting.
- Benefitting from 14 solar panels installed on the workshop roof, offering an energy efficient addition to this much loved home.
- Boasting an impressive EPC rating of B, placing the property among the top 15% of homes for energy efficiency.
- The property benefits from generous driveway parking for multiple vehicles, together with the added convenience of an electric vehicle charging point.



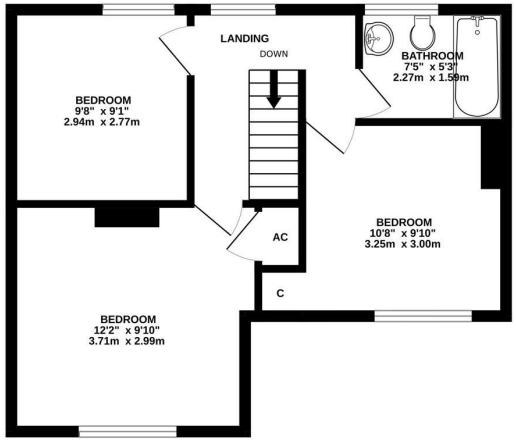




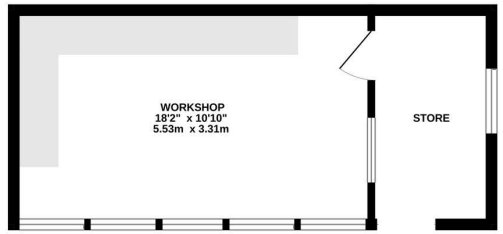
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



WORKSHOP
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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