



£260,000

At a glance...



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COUNCIL
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**holland
& odam**

48 Farm Road
Street
Somerset
BA16 0BQ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street, Bear Inn on your left turn right into Farm Road pass Clarks Village and pass the left hand turn into Southleaze Orchard. The property will be found on your right hand side, take the next right into a private lane and the parking will be found directly behind the property.

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

The property is conveniently situated in the heart of this thriving mid-Somerset town famous as the home of Clarks Shoes, prestigious Millfield School and popular with shoppers visiting Clarks Village. Street provides good primary and secondary schooling, Ofsted rated Outstanding Strode College, Strode Theatre, indoor and open air swimming pools, Victoria Sports club and a choice of pubs and restaurants. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells 8 miles. M5 Junction 23 12 miles, A303 (Podimore roundabout) 12 miles, Castle Cary Train station (DL London Paddington) 12.5 miles, Historic town of Glastonbury 2.5 miles, City of Wells 9 miles, Bristol 33 miles, Bath 27 miles, Taunton 20 miles, Exeter 57 miles.

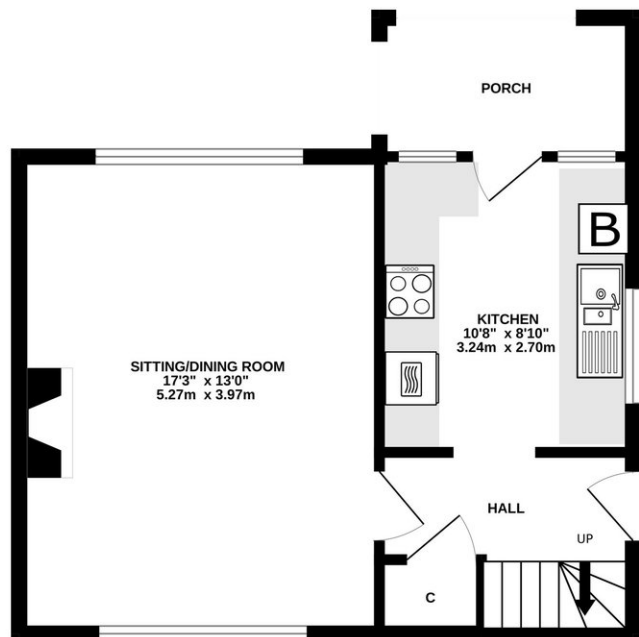
Insight

Charming three bedroom semi-detached cottage, built by the Clarks family in the Victorian period. Attractively constructed of local blue lias stone and red brick elevations set beneath a double Roman clay tiled roof. Boasting a convenient position within a stones throw of Clarks Village and the High Street. Affording some lovely features with the opportunity to make it your own.

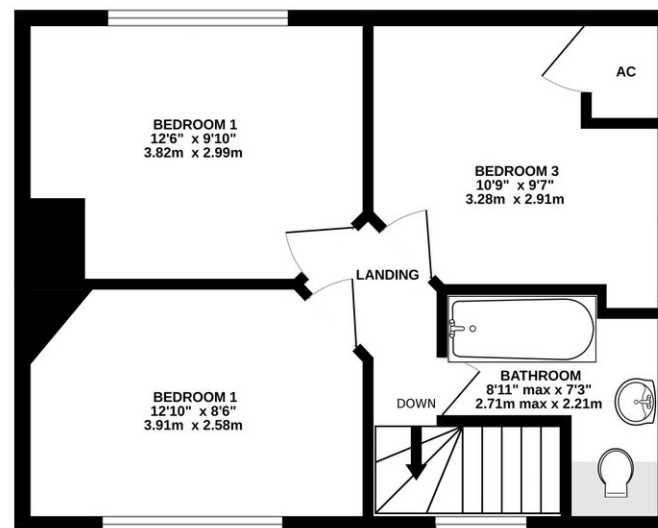
- Kitchen fitted with a modern range of base, wall and drawer units, walnut effect worktops and freestanding appliances. A door opens onto the garden, here there is also a wide traditional porch.
- Spacious reception room with dual aspect and wood burning stove, there is plenty of space here for both lounge and dining furniture.
- Entrance hall with opening to the kitchen and ledge and brace doors; a feature mirrored throughout, to the reception room and useful under stair storage space.
- To the first floor there are three bedrooms, two good sized double bedrooms and a large single bedroom, each with sloped ceilings added much character.
- The family bathroom is fully tiled and comprises a panelled bath with shower over, wash basin and WC.
- Decent size rear garden spilt to lawn and raised beds, fully enclosed with side and rear access gates, there is also a garden shed.
- The front garden is retained by a stone wall with mature shrubs and a private lane to the side of the property leads to two off road parking spaces directly behind the property.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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