



£265,000

*At a glance...*



3



2



1



EPC

D



COUNCIL  
TAX

C

**holland  
& odam**

2 Chichester Road  
Street  
Somerset  
BA16 0QX

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto:glastonbury@hollandandodam.co.uk)





## Directions

From the High Street turn left into Leigh Road at the Library and follow the road until reaching the 'T' junction (Tanyard on the right). Turn right into Middle Leigh and take the first turning left into Ivythorn Road. Take the next right turning into Green Lane, first left into Green Lane Avenue and second left into Chichester Road. At the 'T' junction, turn left into the cul-de-sac.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

For information regarding broadband and mobile coverage, go to [checker.offcom.org.uk](http://checker.offcom.org.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

The property is situated in a residential area of the town, within approximately three quarters of a mile of the town centre. Street is a popular mid Somerset town famous as the home of Clarks Shoes and Millfield School and now popular with shoppers visiting Clarks Village. Street provides primary schooling, Crispin Comprehensive School, Strode College, Strode Theatre, indoor and open air swimming pools and a choice of pubs and eating places. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the M5 motorway interchange at Dunball, Bridgwater is approximately 14 miles. The major centres of Bristol, Bath and Taunton are all within an hour's drive.

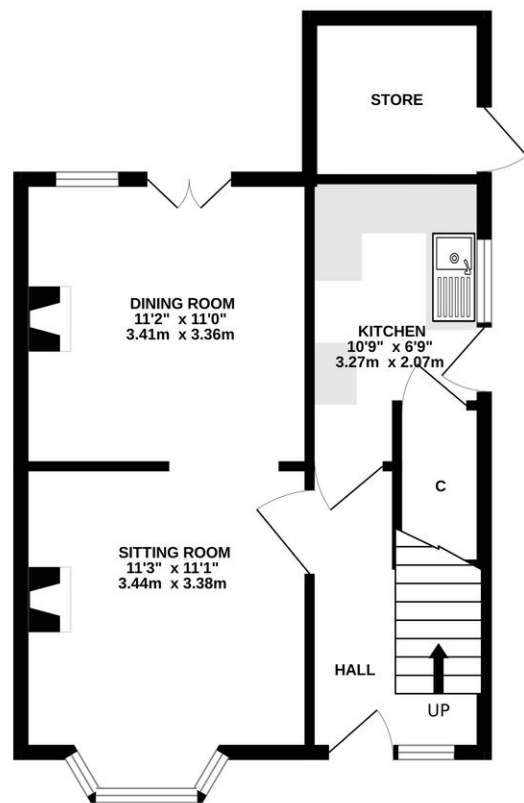
## Insight

This three bed semi detached house, in need of some updating, enjoys a sought after location and is available with No Onward Chain. There are also two reception rooms and a kitchen on the ground floor, with an updated bathroom on the first floor to accompany the three bedrooms. At the rear, there is a good rear garden, with off road parking to the single garage.

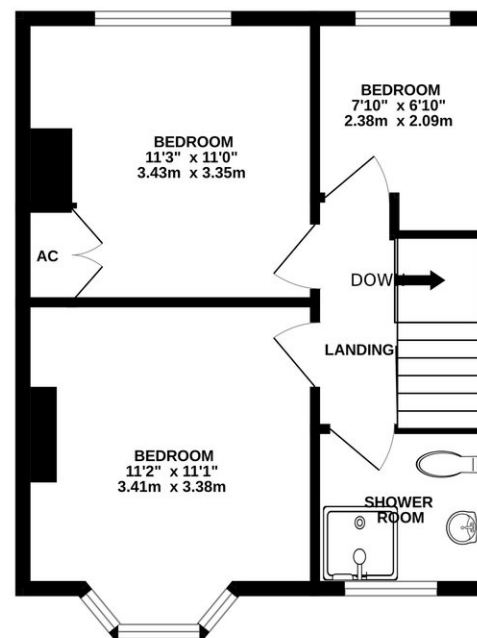


- On the ground floor, stairs rise to the first floor landing with doors leading to the kitchen and sitting room
- Here, there is a bay window to the front, feature fireplace within inset gas fire and an archway to the dining room. This also has a gas fire with a central heating back boiler and doors to the garden
- Completing the ground floor is the kitchen comprising a range of wooden units with space for a gas/electric cooker, fridge freezer, washing machine and includes an understair cupboard. A window and part glazed door, also open to the side and rear garden
- From the first floor landing there is a window to the side with matching doors leading to the three bedrooms and bathroom.
- Bedroom one has a bay window to the front, with bedrooms two and three having windows overlooking the rear garden. Bedroom two also benefits from having a built-in cupboard
- The bathroom has been updated to include a shower enclosure with electric shower, wash hand basin and WC
- At the front, the property is set back from Chichester Road behind a mature hedgerow and footpath to the front entrance door.
- A side access to the rear garden, which is generous in proportions and is mainly lead lawn, interspersed with mature plants and shrubs

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

### 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.