



£269,950

*At a glance...*



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COUNCIL  
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**holland  
& odam**

12 Downside  
Street  
Somerset  
BA16 0DL

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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





## Directions

From the High Street proceed in an easterly direction until reaching the Wessex Hotel on the right. At the mini roundabout turn right into Somerton Road, continue until reaching the next left turning into Downside where the property will soon be identified on the left hand side 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

Downside is a popular residential road on the east side of Street conveniently placed for Crispin School and the Strode complex of college, theatre and indoor swimming pool. Street is a busy mid Somerset town famous as the home of Millfield School and Clarks shoes and popular with shoppers visiting the Clarks Village retail centre and the High Street. Street also provides excellent primary schooling, a health centre, sports club 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 nearest M5 interchange J23 is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 33, 33, 26 and 56 miles distant respectively.

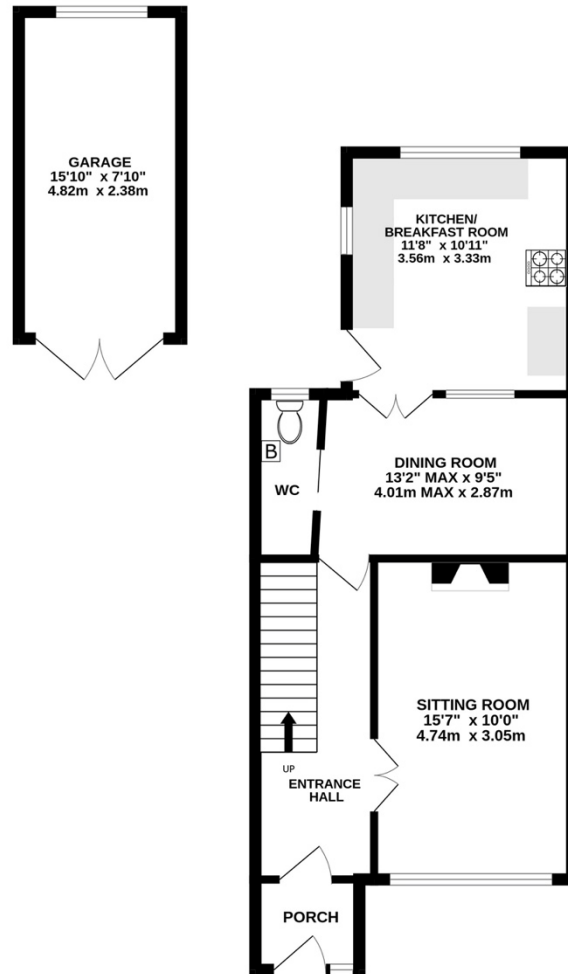
## Insight

A mature three-bedroom semi-detached house located in a popular residential area of the town. Affording two reception rooms, kitchen/breakfast room, three bedrooms, off road parking and garden. Early viewing essential.

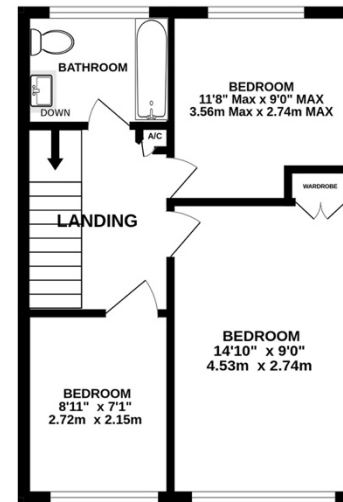
- ☞ Enjoying a light and airy sitting room which is generously proportioned with electric feature fireplace and large window to the front
- ☞ Comprehensive kitchen with a range of wall, base and drawer units, work surface, sink unit, slimline dishwasher and space for freestanding fridge/freezer, cooker and washing machine. A door gives access out into the rear garden
- ☞ Providing three bedrooms; two of which would be considered good sized doubles and the third a well-proportioned single
- ☞ Neatly presented family bathroom comprising vanity unit with sink, panelled bath with shower over and WC. There is also the convenience of a downstairs cloakroom.
- ☞ Ample off-road parking leading up to the detached garage fitted with barn style double doors and light.
- ☞ Low maintenance rear garden which is mainly laid to gravel with decorative central feature encompassing a raised deck and pergola with mature shrubs.



GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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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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