



£249,950

At a glance...



3



2



1

EPC

D

COUNCIL
TAX

**holland
& odam**

11 Queens Road
Street
Somerset
BA16 0NG

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction along the High Street and shortly after passing Abbey Garage (Ford Dealership) on the left, turn left into Stonehill. Take the first right turning into Queens Road the property can be found a short distance on the left hand side.

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 situated in a residential area towards the town's western outskirts yet within walking distance of the town centre with its excellent range of restaurants and shopping facilities including Clarks Village. Street also offers good recreational and sporting facilities including both indoor and open air swimming pools and Strode Theatre. The historic town of Glastonbury is 3 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

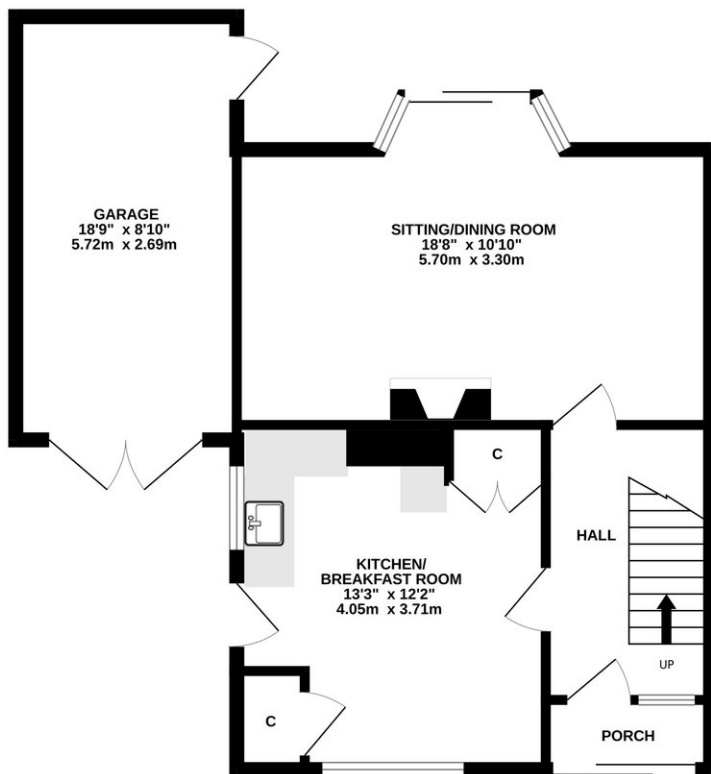
Insight

A superb opportunity for those seeking a project with extension potential (subject to planning permission and consents). This mature semi-detached house enjoys a convenient location in a well-established residential area and is offered for sale with the advantage of no onward chain and vacant possession. Affording three bedrooms, south facing garden, garage and driveway making this an ideal prospect for buyers across the board.

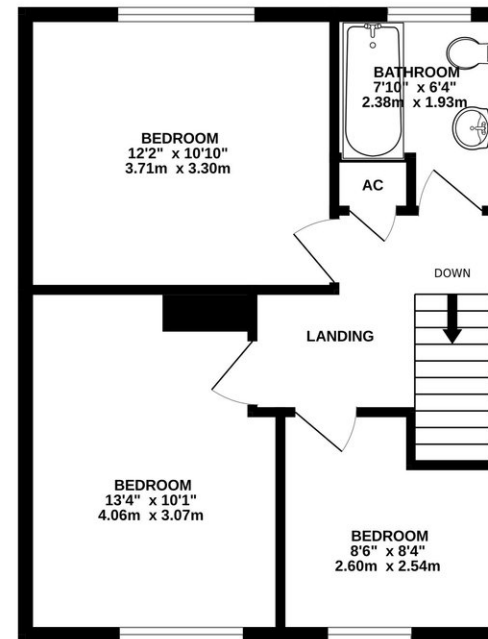
- Requiring top to bottom refurbishment, the accommodation enjoys a comfortable layout that is well-proportioned throughout so whilst there is scope to extend its not essential.
- Decent size kitchen/diner fitted with a range of base and wall units, sink unit, traditional pantry and door out to the side of the property.
- Bright and spacious reception room, running the full width of the house and enjoying a south facing bay with sliding doors onto the garden.
- Practical features include a porch, entrance hall with useful storage area beneath the stairs and an airing cupboard on the landing.
- Boasting two excellent size double bedrooms and a single bedroom. Bathroom comprising a coloured suite with bath, wash basin and WC.
- Good size lawned front garden besides a sloping drive which leads up to the garage, fitted with double doors, power, light and pedestrian door into the rear garden.
- Desirable south facing rear garden, being a good size it is fully enclosed with mature hedging at the foot of the garden for privacy and laid mostly to lawn with mature shrubs and trees.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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.
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.