



£260,000

At a glance...



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COUNCIL
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**holland
& odam**

16 Middle Leigh
Street
Somerset
BA16 0LB

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street, Bear Inn on your left. Turn left at a staggered cross roads into Leigh Road. Pass Hindhayes School on your left and a pub on your right , proceed to the end of the road and turn right into Middle Leigh. Continue along for a short distance passing the turning for both, Oriel Road and Ivythorn Road and the property will be found on your right hand side opposite Hecks farm shop and will be easily identified by our for sale board.

Services

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

For more information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Middle Leigh is a well established road to the south of the High Street in this thriving mid-Somerset town. Street offers a wide range of sporting and recreational facilities including both indoor and open air swimming pools, the Victoria Sports Club and Strode Theatre. The town also offers schooling at all levels including Strode College and is also home to the renowned Millfield Senior School, with Millfield Preparatory School being on the outskirts of Glastonbury, some 3 miles distant. Access to the M5 motorway can be gained at Dunball (Junction 23) whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

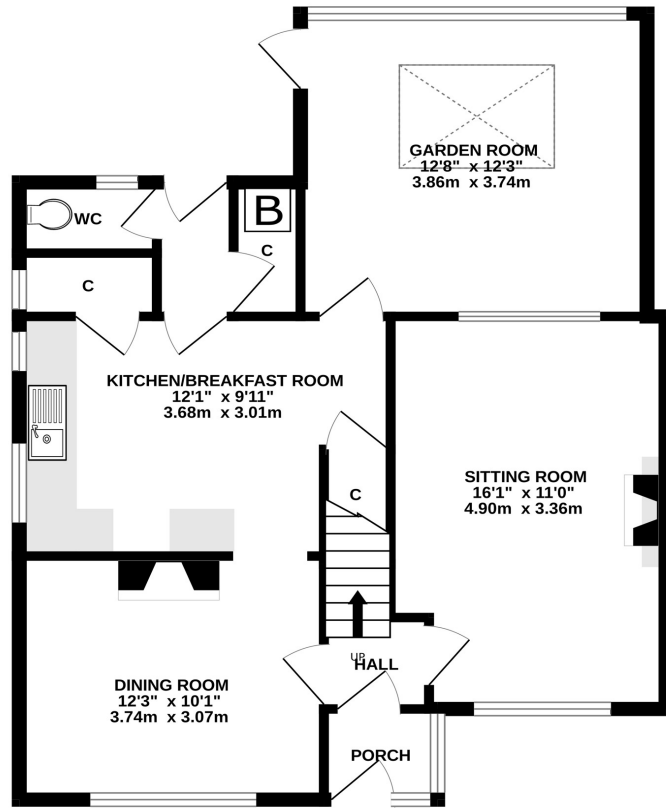
Insight

A superb opportunity to acquire this mature and well-proportioned semi-detached house, advantageously available for sale with no onward chain and vacant possession. This versatile home would suit first time buyers, investors, families and retired buyers alike.

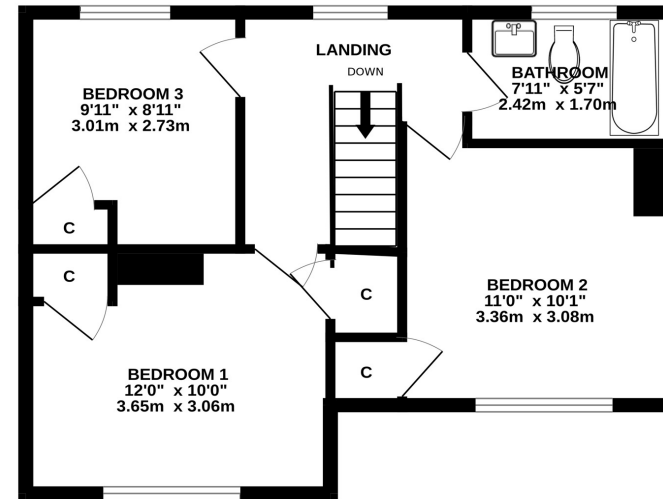
- Enjoying a good size sitting room which is light and airy, with dual aspect and feature gas fireplace as the focal point of the room.
- Spacious dining again with gas fireplace and a large window with outlook over the front garden. Here an opening takes you through to the Kitchen/breakfast room.
- The Kitchen/breakfast room has been fitted with a range of wall, base and drawer units, sink, work top and space for free-standing appliances.
- Flooded with natural light from the skylights above the sun room is the perfect place to sit, relax and enjoy the view out over the rear garden.
- Affording three bedrooms; two would be considered good size doubles and all with the added benefit of built in storage.
- Neatly presented family bathroom comprising panelled bath with shower over, vanity with wash basin and storage below and WC.
- Boasting a great size rear garden encompassing large area of lawn, patio perfect for alfresco dining, greenhouse, shed and an array of mature shrubs and established fruit trees.
- To the front of the property a mature flower bed is retained by a low brick wall, and off road parking for one vehicle can be found.



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.
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DISCLAIMER

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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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