



£335,000

*At a glance...*



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EPC

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COUNCIL  
TAX

D

**holland  
& odam**

1 Curator Rise  
Street  
Somerset  
BA16 0GF

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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





## Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing the Morrisons Daily convenience store on the left turn right into the Icon development and right again into Lime Tree Square, finally turning left into Couture Grove. Continue to the very end, turning left and proceeding until reaching Curator Rise on your right hand side.

## Services

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

## Local Authority

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

## Tenure

Freehold  
Estate/Management Charges £240





## Location

Curator Rise forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.

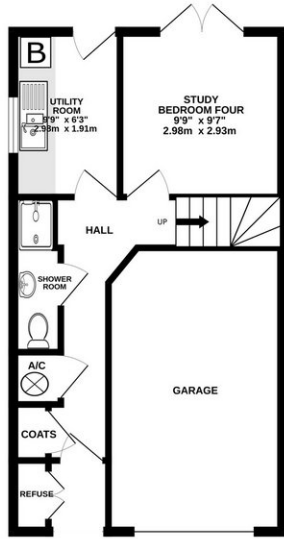
## Insight

A very desirable, neatly presented and thoughtfully designed town house of contemporary design providing stylish accommodation and enjoying a popular location on the edge of this highly regarded development.

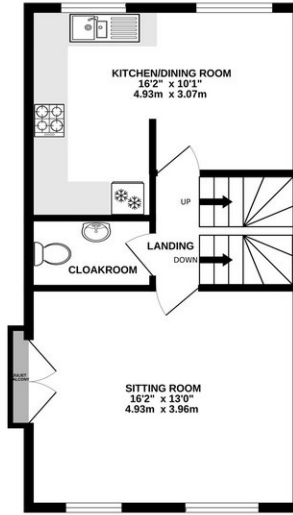
- A versatile home boasting four bedrooms, living room, kitchen/diner, utility room, downstairs shower room, family bathroom and enclosed garden with bar and space for hot tub.
- Enjoying a well-proportioned living room with floor to ceiling windows and French doors opening to a Juliet balcony, which floods the room with an abundance of natural light.
- Spacious kitchen/diner with space for table and chairs, fitted with an attractive range of base, wall and drawer units, worktop surface, built in oven and hob with integrated fridge/freezer.
- Generously proportioned master bedroom with floor to ceiling windows, fitted wardrobes and has the benefit of its own en suite comprising shower, wash basin and WC.
- Three further good sized bedrooms; two on the second floor and one found on the ground floor; all are serviced by the family bathroom consisting of a paneled bath, wash basin and WC.
- The rear garden is particularly low maintenance, predominantly laid to artificial lawn with a fabulous outbuilding currently set up as a bar/man cave and covered area for a hot tub.



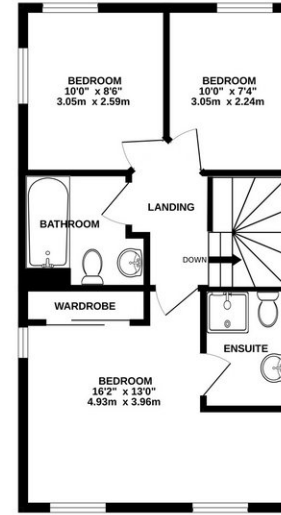
GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



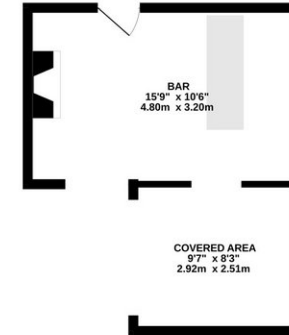
1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



OUTBUILDINGS  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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