





£437,500

To View:

Holland & Odam  
3 Farm Road, Street  
Somerset, BA16 0BJ  
01458 841411  
street@hollandandodam.co.uk

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Energy Rating **E**

Council Tax Band **E**



**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

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## 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 and at the top of Ivythorn Road turn right into Green Lane. Follow the road for a short distance and the property can be found on the left hand side.

## Description

A superb opportunity to acquire this mature and well-proportioned three bedroom detached house boasting a generous size south facing garden and scope to extend (subject to planning permission and necessary consents). Advantageously available for sale with no onward chain and vacant possession.

Upon entering the property you are welcomed into a spacious hallway, with high ceilings and parquet flooring which continues through into the reception rooms. From the hallway stairs ascend to the first floor and doors open to the sitting room, dining room and kitchen. The sitting room is a fantastic size, light and bright with dual aspect over the front and rear of the property. An electric feature fire sits at the heart of the room, with original open fireplace behind which could be reinstated subject to further checks/inspection. An equally impressive formal dining room enjoys similar features with fireplace, and views over the rear garden. The kitchen/breakfast room has been fitted with a comprehensive range of wall base and drawer units, ample worktop, sink unit and space for free standing cooker. There is also room for a small table and chairs, and a door gives access out to the garage, which in turn is a great size, fitted with power and light, and leads on to the utility room and out to the garden.

On the first floor you will find three double bedrooms and the family shower room. The master bedroom is generously proportioned and flooded with an abundance of natural light from the dual aspect windows. The further two double bedrooms are good size doubles and both have the added benefit of built in storage/cupboard space. All are serviced by the modern family shower room which comprises large walk in shower enclosure, vanity unit with wash basin and storage, WC and heated chrome towel rail. Accessed via the loft hatch on the landing there is potential to create another room/s subject to planning permission and necessary consents in the attic space.

## Location

The property is situated in a highly sought after 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.





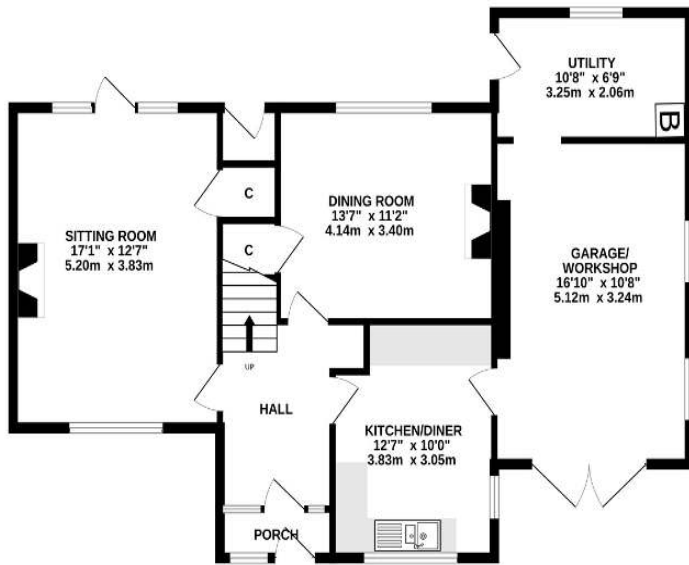
Boasting a marvellous, fully enclosed, south facing rear garden which is a super size, mainly laid to lawn and edged with a plethora of mature flowering shrubs. A paved pathway runs the width of the property under a covered veranda and a decorative patio is perfect for alfresco dining. Retained by mature shrub hedging, the front garden is laid to lawn with central paved pathway leading up to the front door. Tandem driveway parking leads up to the garage which is fitted with barn style doors, power and light.



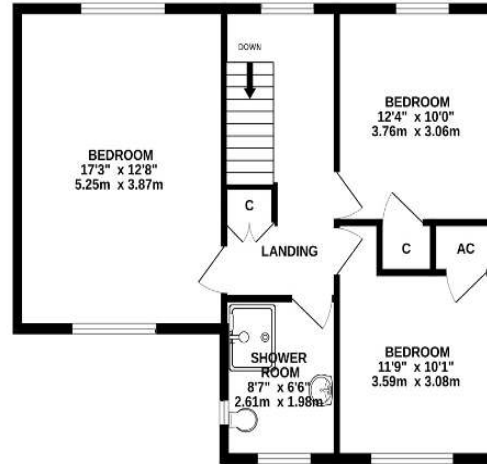
- Situated in a popular residential area of the town and within walking distance of its amenities.
- A perfect opportunity for someone to put their own stamp on a property, with scope to extend subject to planning permission and necessary consents.
- Generously proportioned reception rooms with high ceilings, parquet flooring and feature fireplace.
- Affording three good sized double bedrooms all serviced by the family shower room.
- Desirable south facing rear garden which is perfect for families and keen gardeners alike.
- Tandem driveway parking for two vehicles leading up to the garage which is fitted with power and light.



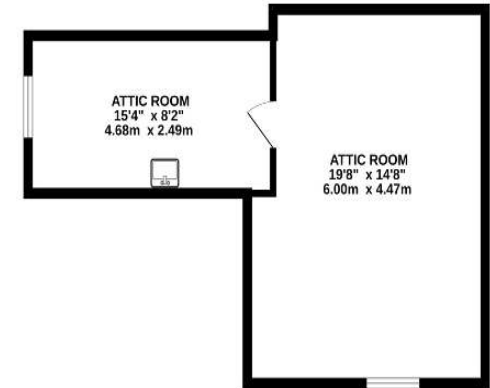
GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1952 sq.ft. (181.3 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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