



£425,000

At a glance...



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**holland
& odam**

Manderley
122 Main Street
Walton
Somerset
BA16 9QW

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village, continue along the road passing a car dealers on the right and the Royal Oak Pub on the left hand side. Continue along passing the Walton Cross and just before the converted chapel, turn right and the property will be easily identified 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

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

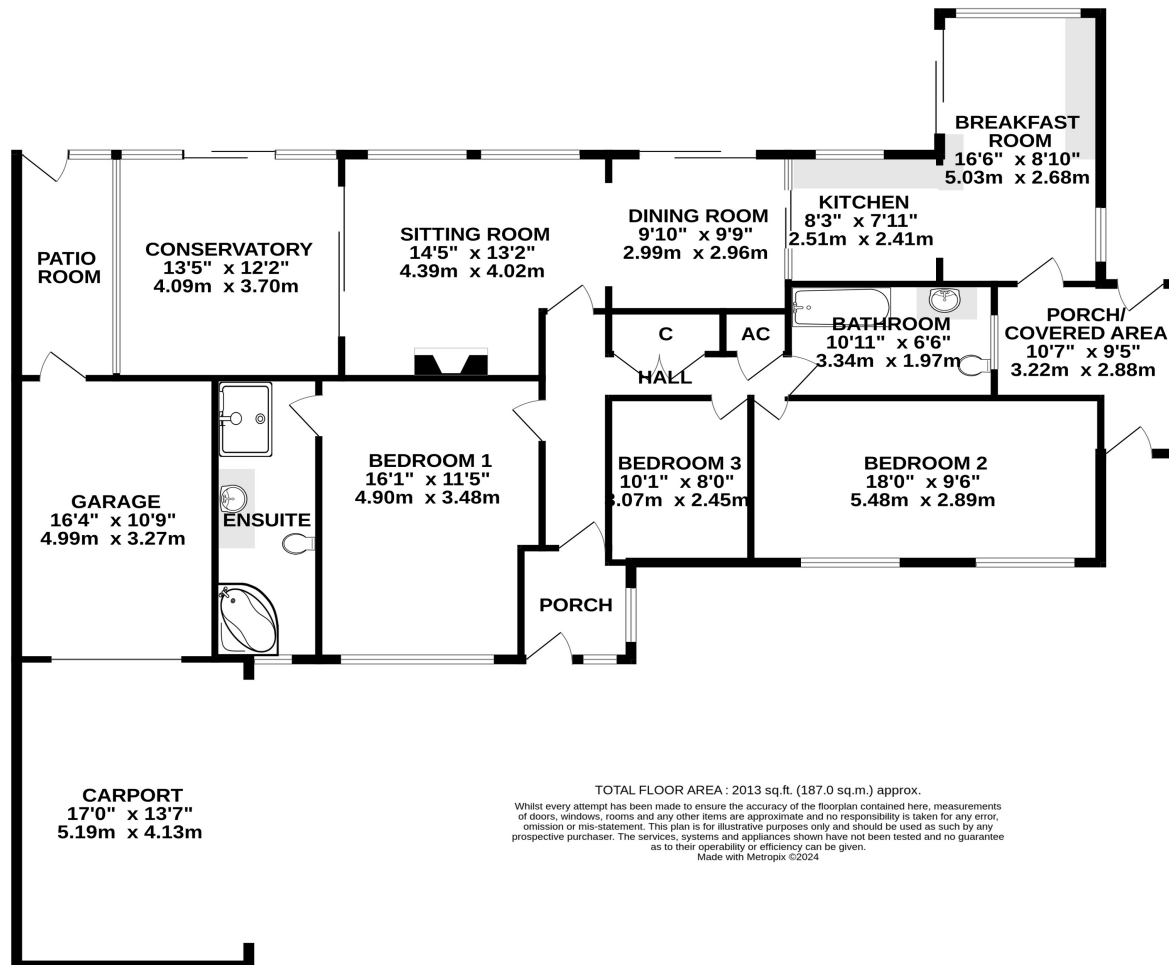
Insight

Advantageously available with no onward chain and vacant possession a deceptively spacious three bedroom bungalow. Boasting well proportioned living accommodation throughout, generous sized rear garden and ample off road parking. Truly one not to be missed to appreciate what's on offer here .

- Enjoying fabulous views out over the rear garden and countryside beyond, the sitting room is a generous size, bright and airy with feature fireplace as the focal point of the room.
- Good size formal dining room perfect for entertaining and family dinners with sliding doors out onto the patio and through to the kitchen/breakfast room.
- The kitchen/breakfast room has been fitted with a range of wall, base, and drawer units, ample worktop surface, cooker and hood, sink unit and space for free standing and under counter appliances.
- Affording a spacious conservatory with beautiful garden views a perfect spot to relax and enjoy the scenery.
- Boasting three bedrooms; two would be considered well proportioned doubles and one with the added benefit of an en suite, comprising corner bath, shower enclosure, wash basin and WC.
- A family bathroom fitted with a bath, vanity unit with wash basin and WC, services the two remaining bedrooms.
- Extending from the rear elevation a terrace leads to the garden which is a superb size, mainly laid to lawn with an array of mature shrubs and flowering borders perfect for those with green fingers.
- Situated in a set back position from the main road the driveway has ample parking for multiple vehicles leading up to a carport and integral garage.



GROUND FLOOR
2013 sq.ft. (187.0 sq.m.) approx.



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.

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