








£229,500

*At a glance...*

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**holland  
& odam**

18 Brutasche Terrace  
Street  
Somerset  
BA16 0BD

**TO VIEW**  
3 Farm Road, Street,  
Somerset BA16 0BJ  
**01458 841411**  
[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

Proceed along the High Street with the Bear Inn and open air pool on the right. The High Street ends at a mini roundabout. Turn left into Glaston Road. Turn first left into Grange Road and then first right into Brutasche Terrace. Number 18 can be found on the 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





## Location

Brutasche Terrace leads off Grange Road and is an attractive group of Victorian cottages built by Clarks Shoes for their employees. Conveniently located within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

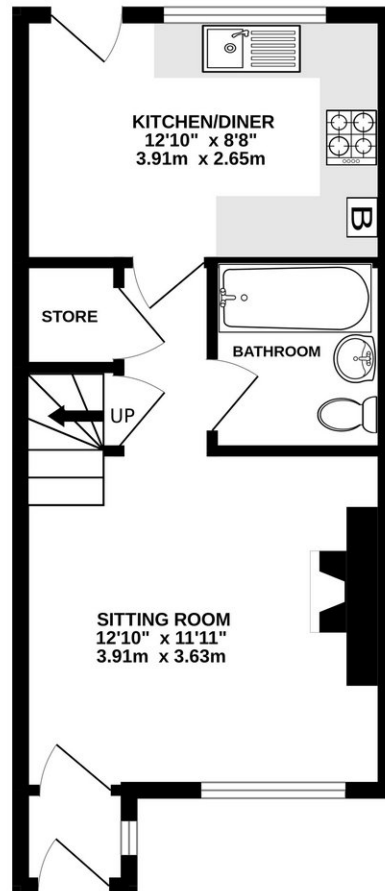
## Insight

A superb opportunity to purchase this charming two bedroom mid terrace Victorian cottage dating from 1892 and situated in a conservation area convenient for the High Street, Clarks Village and Millfield School.

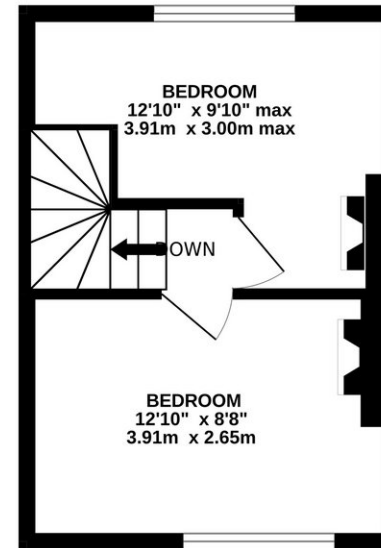
- Enjoying a light and airy sitting room, with wood burning stove and parquay flooring which runs throughout the ground floor.
- Delightful kitchen/diner which has been fitted with shaker style wall, base and drawer units, oak effect worktop, built in oven and hob and integrated fridge, freezer and washing machine.
- There is also space for a small table and chairs at one end of the Kitchen and here a door leads out to the rear garden.
- Two bedrooms both with feature cast iron fireplaces; one being a good size double with large window overlooking the front and an L shaped second bedroom with rear aspect.
- Enclosed rear garden with patio extending from the rear elevation, area of lawn and raised vegetable beds. Wooden garden shed perfect for storage and rear gate leading to the alleyway behind.
- On road parking with residents only parking permit system in place, speak to one of our negotiators for more information.



GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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