



£289,950

At a glance...



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**holland
& odam**

7 Pearmain Road
Street
Somerset
BA16 0QH

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Proceed along the High Street and turn left into Stonehill just before the Police Station. At the top of the hill, as the road bears left, turn right and continue turning left into Brooks Road at the mini roundabout. Take the next left turning into Ringolds Way and then a left into Pearmain Road, the property will be found on the left hand side and 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

Pearmain Road is located on the southern side of Street and is a popular residential area close to Brookside School and near to attractive countryside including National Trust land, Ivythorn Hill. Street is a busy mid Somerset town famous as the home of Clarks Shoes, Millfield School and more recently Clarks Village shopping centre. Street provides primary, and secondary schooling, Strode Sixth Form College, theatre/cinema and two swimming pools, one of which is indoor. Street also offers an attractive shopping centre with High Street, Clarks Village and on the edge of town a Sainsbury. The historic town of Glastonbury is within 3 miles, the Cathedral City of Wells 9 miles and the nearest M5 motorway interchange at Dunball, Bridgwater is within 14 miles. Bristol, Bath, Taunton and Exeter are each within 28, 27, 20 and 55 miles distant respectively.

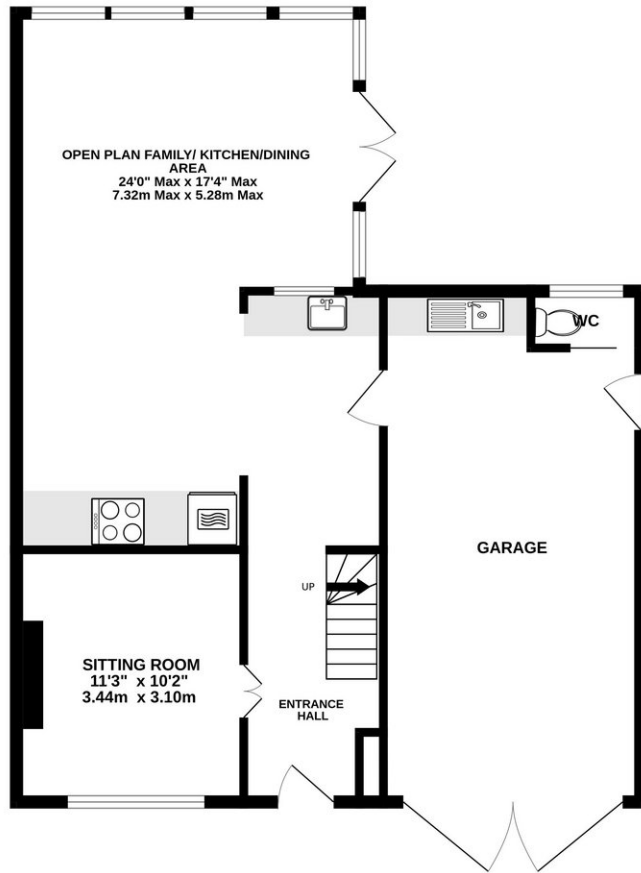
Insight

Beautifully presented and tastefully decorated throughout, this charming three-bedroom semi-detached home is tucked away on a quiet, no-through road in a popular residential area. There is currently more than meets the eye here with this property offering comfortable living with the added potential for future extension, subject to planning and necessary consents.

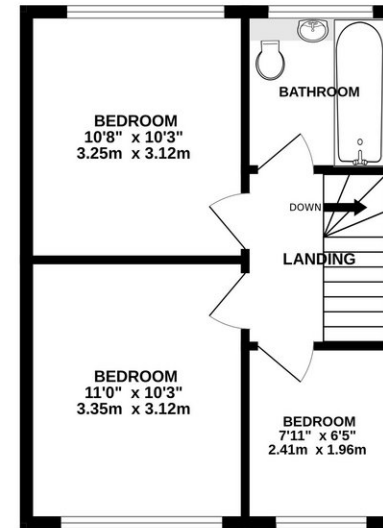
- Enjoying a bright and airy sitting room, which is flooded with an abundance of natural light from the large window overlooking the front of the property.
- Fantastic open-plan kitchen, dining, and family room thoughtfully designed as a perfect social space for entertaining or enjoying family time together.
- Well appointed kitchen which has been fitted with a range of wall, base and drawer units, integrated oven and hob with space for a free-standing fridge/freezer and family size table and chairs.
- Affording three bedrooms; two would be considered generous size doubles with one housing the airing cupboard.
- Stylish, modern family bathroom comprising panelled bath with shower over, vanity unit with storage, wash basin, WC and heated chrome towel rail.
- Private, enclosed rear garden primarily laid to lawn with a patio and additional seating area. Featuring a large shed, mature flowering borders, and side access to the garage and front of property.
- To the front of the property there is driveway parking for multiple vehicles leading up to the garage which is fitted with barn style doors, power and light. Also boasting utility area and useful WC.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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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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