



£235,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

83 Grange Avenue  
Street  
Somerset  
BA16 9PD

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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





## Directions

Proceeding along the High Street, Bear Inn on your left-hand side. Turn right into Farm Road and continue past Clarks Village until you reach a set of traffic lights. Turn right and then immediately left into Grange Avenue. The property will be identified on the right-hand side by our for sale board.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system, new boiler installed December 2023.

## Local Authority

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

## Tenure

Freehold





## Location

Grange Avenue is situated on the northern side of Street within walking distance of the High Street and Clarks Village with its comprehensive range of shopping facilities and restaurants. Street also offers recreational and sporting facilities including Strode Theatre, both indoor and open-air swimming pools, tennis, football, cricket etc. The historic town of Glastonbury is within 2 miles whilst the nearest M5 motorway interchange at Dunball, Bridgwater is 12 miles. Bristol, Bath, Taunton and Yeovil are within commuting distance.

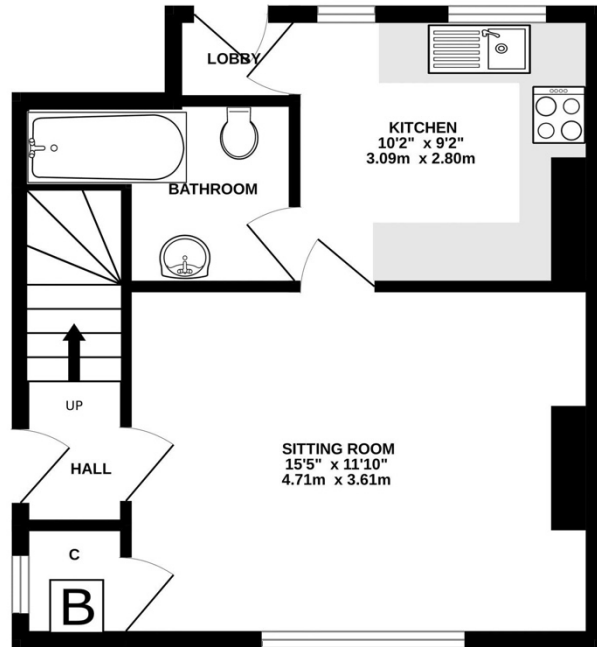
## Insight

We are pleased to bring to market this recently renovated three-bedroom semi-detached house, which has undergone an extensive renovation from top to bottom, making it the perfect move-in ready property for new owners. Offered for sale with no onward chain and vacant possession.

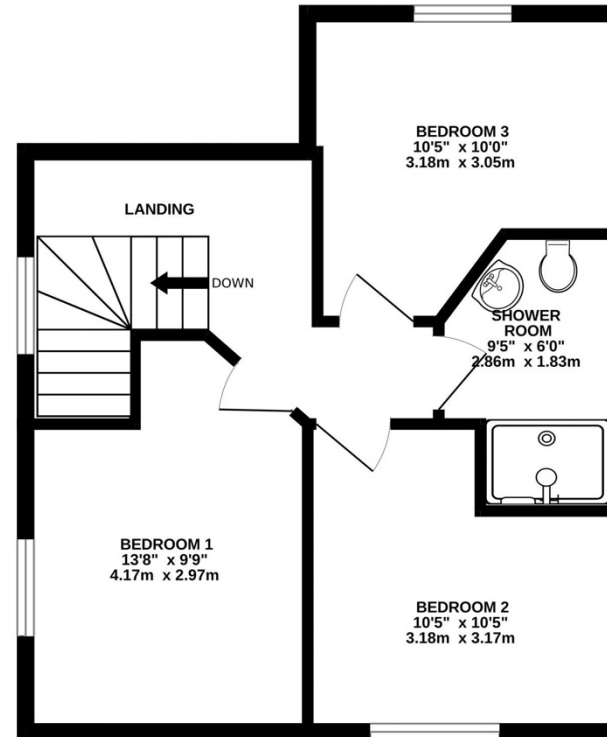
- Boasting a tasteful colour scheme and stylish fixtures and fittings throughout, freshly decorated with new carpets and hard flooring, and panelled doors with black door furniture.
- Enjoying a light and airy reception room with space for lounge and dining furniture, wood effect flooring, large window to the front and useful store cupboard.
- Brand new kitchen comprising an attractive range of base, wall, and drawer units with contrasting worktops, built in oven and hob with space for washing machine and undercounter appliances.
- Benefitting from two brand new bathrooms fitted with white sanitary ware. A ground floor bathroom comprising a panelled bath with shower over, wash basin and WC and a first-floor shower room.
- Affording three bedrooms; two good sized doubles and a large single. There is also a decent size landing which could be utilised as a study area.
- Attractive rear garden enclosed by new fencing, comprising patio and gravel for ease of maintenance and a gated access to the front of the property where there is a lawn edged by established hedgerow.



GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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**DISCLAIMER**

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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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