



£235,000

At a glance...



2



1



1

EPC

B

COUNCIL
TAX

B

**holland
& odam**

8 Curator Rise
Street
Somerset
BA16 0GF

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the town centre proceed in a westerly direction passing Living Homes on the right. Continue, passing Abbey Garage on the left and shortly after passing the Morrisons Daily store on the left turn right into the Icon development and right again into Lime Tree Square, finally turning left into Couture Grove. Continue to the very end, turning left and proceeding until reaching Curator Rise on your 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

Tenure

Freehold
Estate/Management Charges **TBC**



Location

Curator Rise forms part of the highly regarded Houndwood Development and is situated within walking distance of the town centre and the excellent range of facilities found there. Street is a very popular town situated in the heart of Somerset, 9 miles from the Cathedral City of Wells and just 13 miles from the M5 Junction 23. The town is famous as the home of Clarks shoes and Millfield school. Other attractions include Strode Theatre, indoor and open air swimming pools, Clarks Village shopping centre, Crispin School and a choice of pubs and restaurants. The county town of Taunton is 25 miles, Yeovil 15 miles, Glastonbury 2.5 miles, A303 Podimore Junction 10 miles and Castle Cary Railway Station with its line to London Paddington is 18 miles.

Insight

This attractively designed and stylish two-bedroom house is a fantastic opportunity for first time buyers and professionals alike. Well positioned in a cul-de-sac on the edge of the desirable Houndwood development within walking distance of the High Street and town amenities with the advantage of driveway parking.

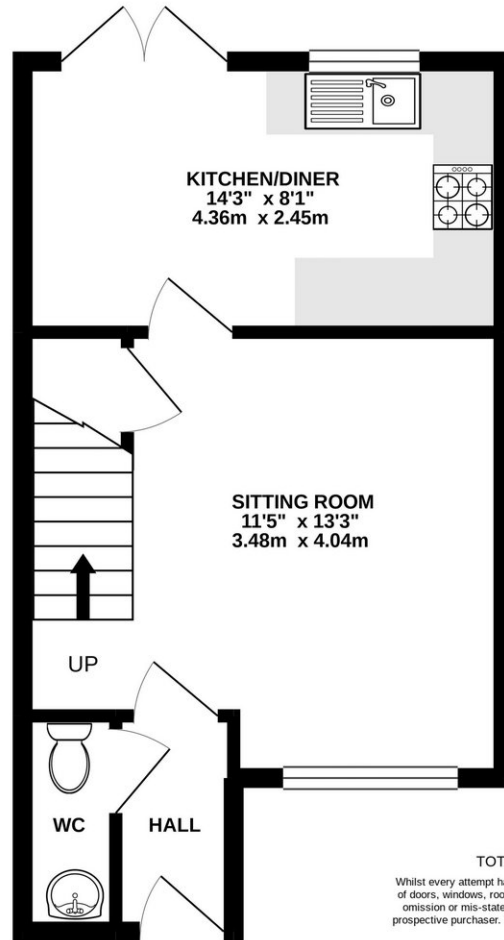
Accessed from the front elevation you are welcomed in the entrance hall where doors open to a useful cloakroom and sitting room. The sitting room is nicely proportioned with floor to ceiling window to front, useful under stair storage cupboard and door into the kitchen/dining room. The kitchen is fitted with a contemporary range of base, wall and drawer units with contrasting work top surfaces and sink unit. Built in oven and gas hob and space for a washing machine and tall fridge/freezer. In the dining area there is plenty of space for a dining table and chairs and French doors open onto the garden.

On the first floor there are two bedrooms, the principal bedroom is an excellent size with the advantage of a built in storage cupboard. Both serviced by a stylishly appointed bathroom comprising panelled bath with shower over, wash basin and WC.

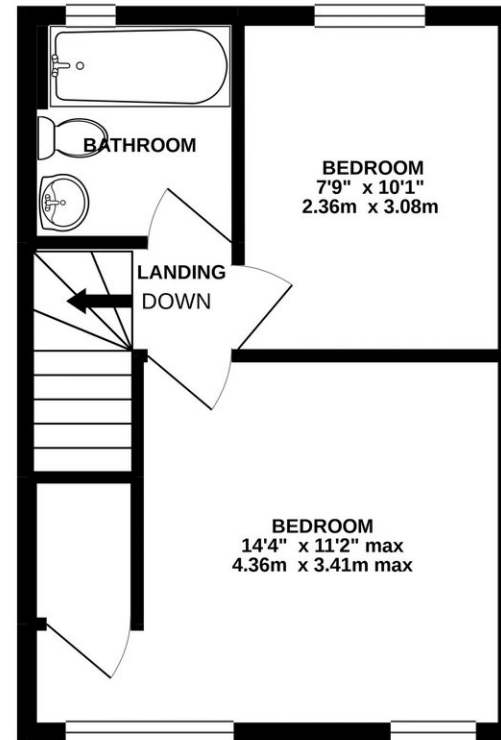
At the front of the property a block paved driveway provides parking. The low maintenance rear garden is fully enclosed by fencing and neatly arranged to artificial lawn and a patio terrace extending from the rear elevation. A pedestrian gate provides a useful rear access.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 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.
Made with Metropix ©2020

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.