



£249,950

At a glance...



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**holland
& odam**

39 Wilfrid Road
Street
Somerset
BA16 0EU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street proceed in an easterly direction until reaching the open air swimming pool on the right. Turn right into Wilfrid Road and continue along for a short distance where the property will soon be identified on the left 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



Location

The property is situated in Wilfrid Road a conservation area just off the High Street. Street offers a good range of shopping facilities including Clarks Village complex of factory shopping outlets. Street also offers recreational facilities including theatre, tennis, bowls, and both indoor and open-air swimming pools. 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 33,33 and 26 miles distant respectively.

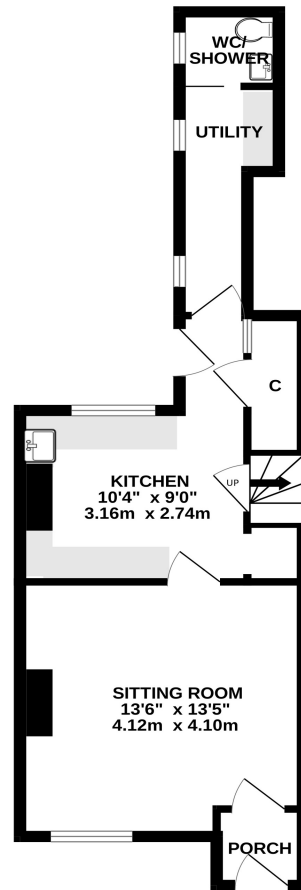
Insight

A fantastic opportunity to acquire this charming Grade II listed Victorian terrace property boasting an array of characterful period features. Situated within a conservation area in a sought-after location close to the high street, this delightful home offers a beautiful rear garden and the rare advantage of allocated off road parking.

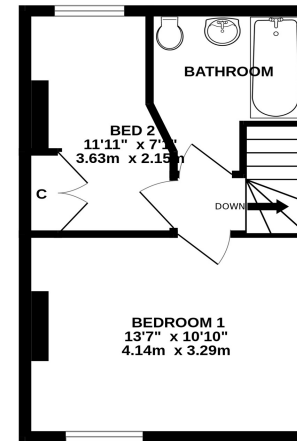
- A charming Grade II listed property situated in highly desirable Wilfrid Road within walking distance of the High Street, Millfield School and Clarks Village.
- The sitting room is bright and welcoming, filled with natural light from the sash windows to the front and features an electric fire as the focal point of the room.
- Characterful kitchen with a charming exposed stone fireplace, built-in storage, and a walk-in pantry. Featuring white cabinetry with built-in oven and hob, integrated dishwasher and period touches throughout.
- Spacious utility room with ample room for cloaks and shoe storage with plumbing for washing machine and tumble dryer which leads on to the useful downstairs shower room.
- Affording two bedrooms; one generously proportioned double room with more than enough space for free standing furniture and a further single room with built-in cupboard space and outlook to the garden.
- Serviced by the neatly presented family bathroom comprising bath with shower over, wash basin and WC.
- Enclosed rear garden with patio extending from the rear elevation, area of lawn edged with mature flower filled borders, with Summer house and rear gate leading to the parking behind.
- To the rear of the property there is one allocated parking space which is accessed via a shared lane. Further on road parking can be found to the front of the property.



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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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