



£316,500

*At a glance...*



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COUNCIL  
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**holland  
& odam**

25 Californian Parade  
Street  
Somerset  
BA16 0FZ

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

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



## Directions

From the High Street, pass the Living Homes stores on your right and proceed for a further 500 yards, also passing Abbey garage on your left. On the right hand side you will see the turning for Bullmead Parade. Bear around to the right, taking a left turn into Couture Grove at the cross roads take the first right into Clipper Court and then take a left into Californian Parade. The property will then be found on your right hand side and 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](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges £300.00 per annum



## Location

The property is situated in the new Barratt Homes development, located on the western side of the town, its centre offering a good range of shopping facilities including Clarks Village complex of factory shopping outlets and is also within walking distance of Millfield School. 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, and Taunton are within commuting distance.

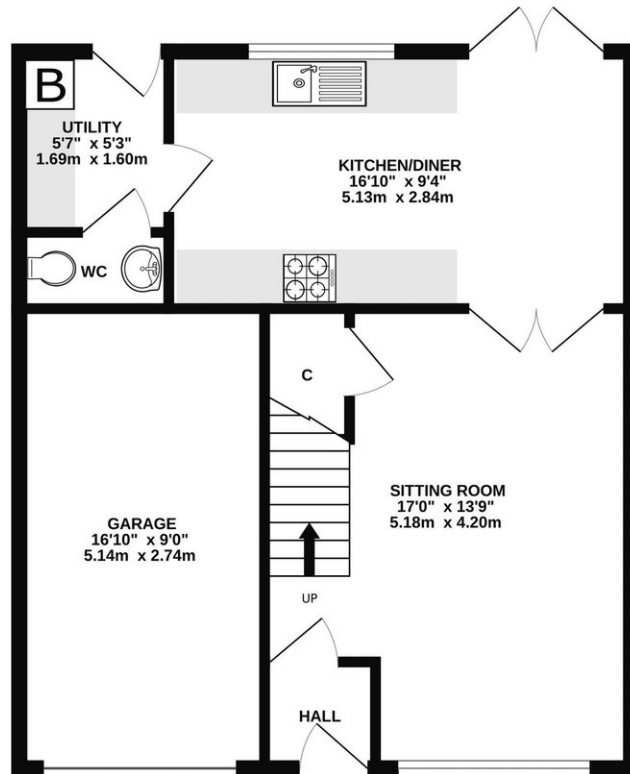
## Insight

Situated on the edge of the popular Houndwood development is this appealing and well presented, architecturally designed property built in 2013. On the ground floor is an open plan living room, kitchen/breakfast room, utility room, ground floor cloakroom and integral garage. On the first floor are four bedrooms, two doubles and two singles, with master ensuite and family bathroom,

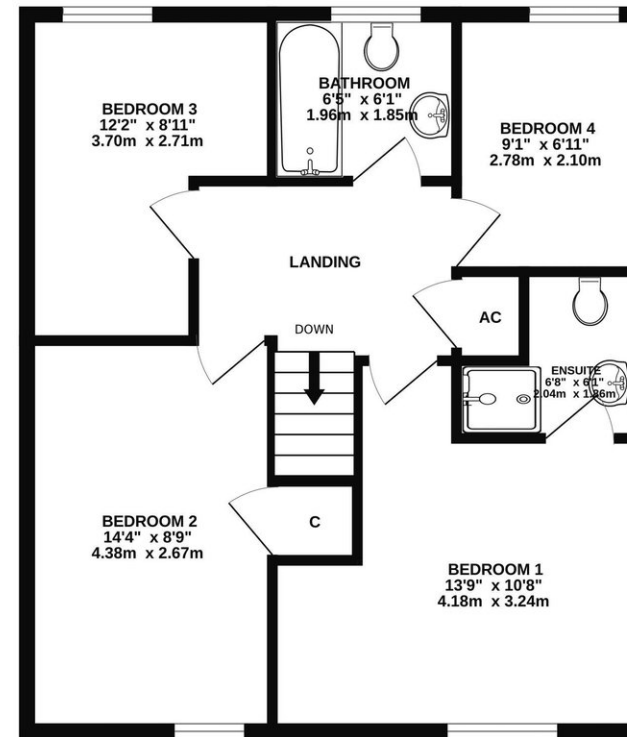
- Airy open plan living room with full height feature window to the front, stairs to the first floor with storage cupboard under and double doors leading to the kitchen/breakfast room.
- Bright kitchen breakfast room with double French doors onto the garden, ceramic tiled floor and a range of cream fronted wall and floor units with integrated oven, gas hob and sink unit beneath a window to the rear.
- The separate utility room has a glazed door to the garden, houses the gas fired boiler and is fitted with cream fronted floor units offering space for a washing machine and door to cloakroom with a white suite.
- Spacious first floor galleried landing with loft access and doors leading to four bedrooms and modern family bathroom fitted with white suite.
- Spacious master bedroom with full height window to the front and door to the ensuite shower room with white suite and enclosed shower unit.
- Three further bedrooms, a double with full height window to the front and built in single wardrobe and two single bedrooms, both with windows overlooking the rear garden.
- Outside to the rear is an enclosed lawned garden with shed and bonus strip of land with rear pedestrian access. To the front is an allocated parking space and the integrated garage.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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**

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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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