



£289,000

At a glance...



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**holland
& odam**

50 Main Street
Walton
Somerset
BA16 9QF

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed in a westerly direction on the A39 towards the M5 and Bridgwater. Walton is the first village, continue along the road passing a car dealers on the right and the Royal oak Pub on the left hand side. The property can be found a short distance along on the right hand side and will be 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

Agent Note

The property is of non-traditional construction, known as 'Trusteel MkII', a steel framed property and was constructed in the 1960's. Although non-standard, this construction type was a permanent building system and is NOT classified as defective unlike some other non-standard construction methods. In brief; it was built using a steel frame with block and brick walls in between the steel frames, ideal if you are looking to reconfigure the layout as the dividing room walls are non-supporting structures. If you require a mortgage, please make your lender/broker aware so they can select the right mortgage product for you. These homes are both mortgageable and insurable.



Location

Main Street is a central location within the small and popular village of Walton which adjoins the western edge of Street in mid-Somerset. Local amenities including a Church, highly regarded Primary School, village hall and an excellent eating pub, The Royal Oak. The thriving centre of Street is 1 mile and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre and the complex of factory shopping outlets in Clarks Village. The historic town of Glastonbury is 3 miles and the Cathedral City of Wells 9 miles. The nearest M5 motorway interchange at Dunball, Bridgwater, (Junction 23) is 11 miles, whilst Bristol, Bath, Taunton and Yeovil are all within commuting distance.

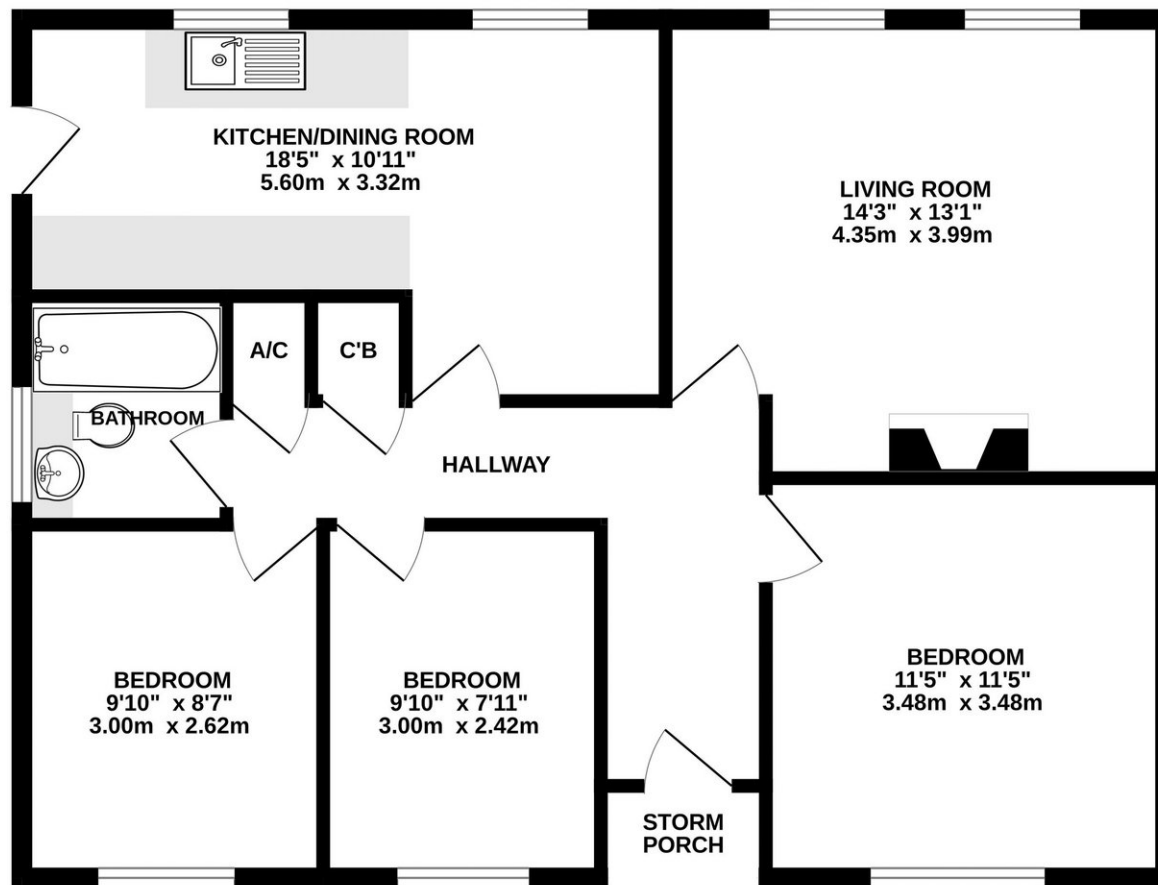
Insight

Attractive three bedroom detached bungalow with an abundance of parking, enjoying well-proportioned and versatile accommodation throughout with scope to extend (subject to planning permission and consents), conveniently positioned in Walton, a popular village just a few minutes' drive from Street. Suitable for a variety of buyers from families to retired buyers alike.

- Spacious living room featuring an attractive fireplace and two windows flooding the room with natural light and enjoying an outlook over the garden.
- Good size kitchen/diner providing a great cooking/social space that overlooks the garden. Fitted with ample units, worktops, Rangemaster cooker, space for appliances, dining table and sofa.
- Affording three double bedrooms which of course can be utilised in a variety of ways, an office or second reception room. Family bathroom comprising bath with shower over, wash basin and WC.
- Tremendous scope, if desired, to convert the loft into additional accommodation or room to extend out to the side of the bungalow without compromising the outside space (all STPP and consents).
- A large frontage laid to gravel provides an abundance of off-road parking, ideal for those with a motorhome, caravan or multi-vehicle family, the garage is set back and affords additional storage.
- Low maintenance garden, fully enclosed and laid to lawn with established shrub borders. A path and side gate give access to the side and the garage fitted with double doors.



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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