



£325,000

At a glance...



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**holland
& odam**

16 Brookleigh
Street
Somerset
BA16 0NU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From the High Street, proceed in a westerly direction into West End, passing the Co-Op supermarket on the right. Take the next left turning into Brookleigh and follow the road to the end, continuing straight on at the junction. Number 16 will be identified 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



Location

The property is situated towards the western outskirts of the town, being within half a mile of the town centre with its comprehensive range of shopping facilities. Street also offers good sporting and recreational facilities including both indoor and open-air swimming pools and Strode Theatre. The historic town of Glastonbury is two miles, the Cathedral City of Wells nine miles and the M5 Junction 23 is twelve miles. Bristol, Bath, Taunton and Exeter are each within commuting distance.

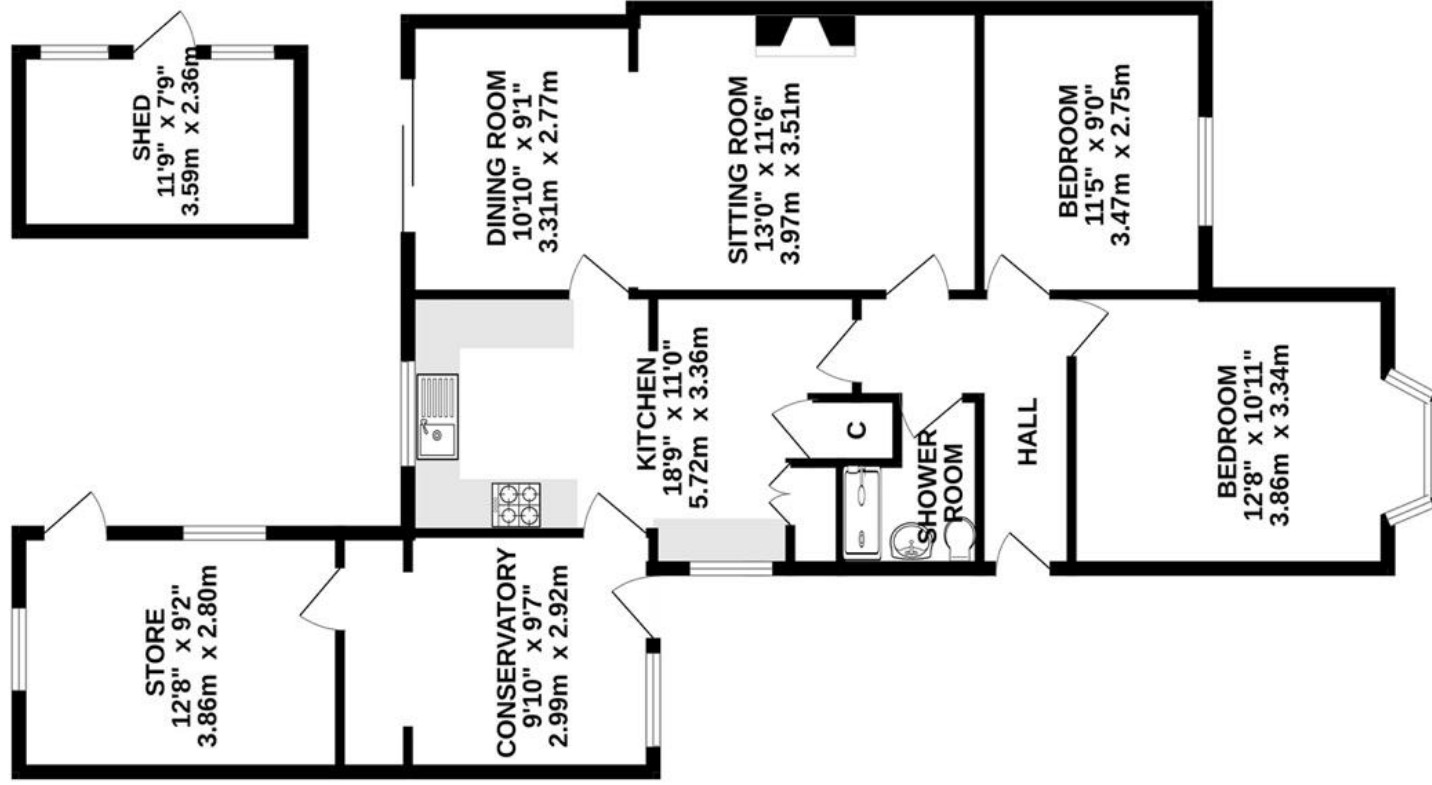
Insight

More here than first meets the eye! Available with no onward chain and vacant possession is this much-loved semi-detached bungalow, extended over the years to provide spacious living accommodation in an addition to two double bedrooms. Well maintained throughout with some modernisation required this home will suit a variety of buyers and should not be overlooked. Ideally situated in a sought-after residential area convenient for the town with off road parking, plenty of storage and surprisingly large west facing garden.

- Enjoying a well-proportioned sitting/dining room which is light and airy with feature electric fireplace and stone surround and large sliding doors giving access out into the rear garden.
- Generous sized kitchen fitted with a range of wall, base and drawer units, built in oven and gas hob, sink unit, utility area with second sink unit, pantry and space for freestanding appliances.
- Two double bedrooms both with fitted/freestanding bedroom furniture, the larger of which also features a bay window. A shower room comprises a shower enclosure, wash basin and WC.
- Large 'L' shaped garden which is neatly maintained and comprises a large patio extending from the rear elevation, expansive lawn, stream, mature shrubs and productive fruit trees.
- Driveway parking will be found at the front property and a spacious lean-to at the side of the property provides plenty of storage adjoining the original garage, now a useful storeroom.



GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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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