



£335,000

At a glance...



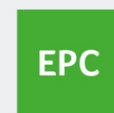
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**holland
& odam**

44 Elmhurst Lane
Street
Somerset
BA16 0HH

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 straight ahead at the crossroads into Elmhurst Lane. Continue up the hill, and number 44 can be found opposite Elmhurst Primary School and will be identified on your right hand side 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



Location

Elmhurst Lane is situated within a short walk of the town's High Street with its good range of shops, Clarks HQ, Millfield School, banks and restaurants, the complex of shopping outlets in Clarks Village, Strode College and Strode Theatre. The historic town of Glastonbury is 2 miles and the Cathedral City of Wells is 8 miles. Access to the M5 motorway (junction 23) is 12 miles whilst Bristol, Bath, Taunton and Yeovil are approximately 32 miles, 30 miles, 26 miles and 15 miles respectively.

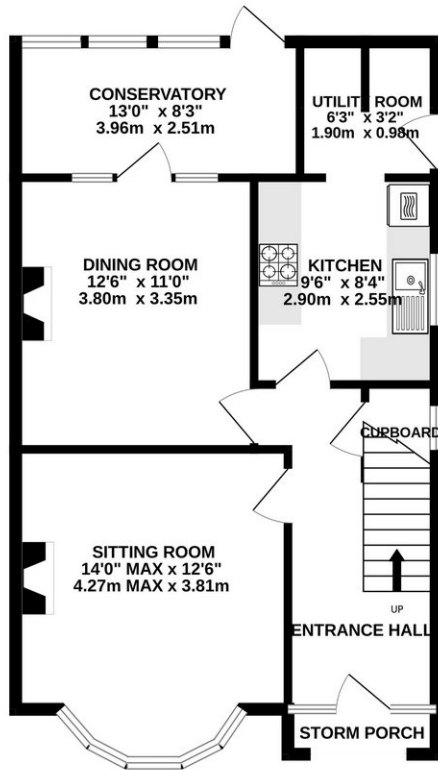
Insight

A superb opportunity to acquire this mature three bedroom detached home with private south facing garden set on a sought after road, convenient for Millfield School and the town centre. Available with the advantage of no onward chain.

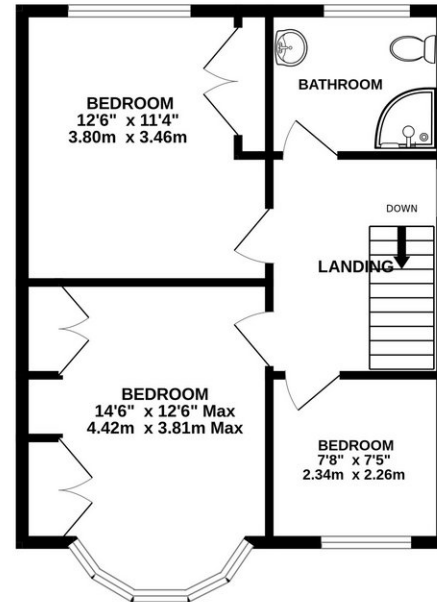
- A practical home offering a large entrance hall and landing, under stair storage and useful utility room with plumbing for washing machine and tumble dryer.
- Boasting scope to extend subject to planning permission and necessary consents.
- Enjoying a good size sitting room with feature fireplace, that is flooded with natural light from the large bay window to the front.
- Equally spacious dining room with feature fireplace, and doorway through to the conservatory which enjoys views out over the garden.
- The kitchen has been fitted with a range of wall, base and drawer units, integrated oven and hob, ample worktop surface and space for under counter appliances.
- Affording three bedrooms; two of which would be considered good size doubles and both with fitted wardrobe space.
- The property is serviced by the family shower room comprising a walk in corner shower, wash basin and WC.
- Private, enclosed south-facing rear garden, mostly laid to lawn with a patio area, garden shed, and workshop. Ideal for outdoor relaxation and activities.



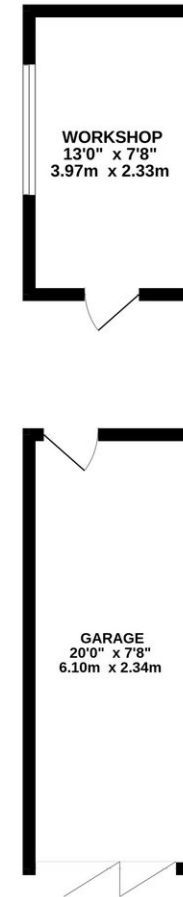
GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



OUTSIDE
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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